



**APPLICATION ACCEPTED:** April 12, 2012  
**PLANNING COMMISSION HEARING:** September 20, 2012  
**BOARD OF SUPERVISORS HEARING:** Not Scheduled

## County of Fairfax, Virginia

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September 6, 2012

### STAFF REPORT

#### APPLICATION SE 2012-HM-006

#### HUNTER MILL DISTRICT

**APPLICANT:** Tysons West Residential, LLC

**ZONING:** C-7 (Regional Retail Commercial District)  
SC (Sign Control Overlay)  
HC (Highway Corridor Overlay)

**PARCELS:** 29-3 ((1)) 1B; 29-3 ((20)) C1

**ACREAGE:** 7.06 acres

**PLAN MAP:** Transit Station Mixed Use Option

**SE GROUP AND USE:** Section 9-620, Waiver of Certain Sign Regulations  
(Group 6, Use 17)

**PROPOSAL:** The applicant requests a waiver of certain sign regulations to permit an increase in building mounted signs, wayfinding signs, monument signs and permit an additional temporary leasing sign.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2012-HM-006, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

William Mayland, AICP

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this Special Exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\Bmayla\SE\SE 2012-HM-006 Tysons West



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



# Special Exception

SE 2012-HM-006



Applicant: TYSONS WEST RESIDENTIAL, L.L.C.  
Accepted: 04/12/2012  
Proposed: WAIVER OF CERTAIN SIGN REGULATIONS  
Area: 7.06 AC OF LAND;  
DISTRICT - HUNTER MILL  
ZIP - 22182

Zoning Dist Sect: 09-0620

Art 9 Group and Use: 6-17

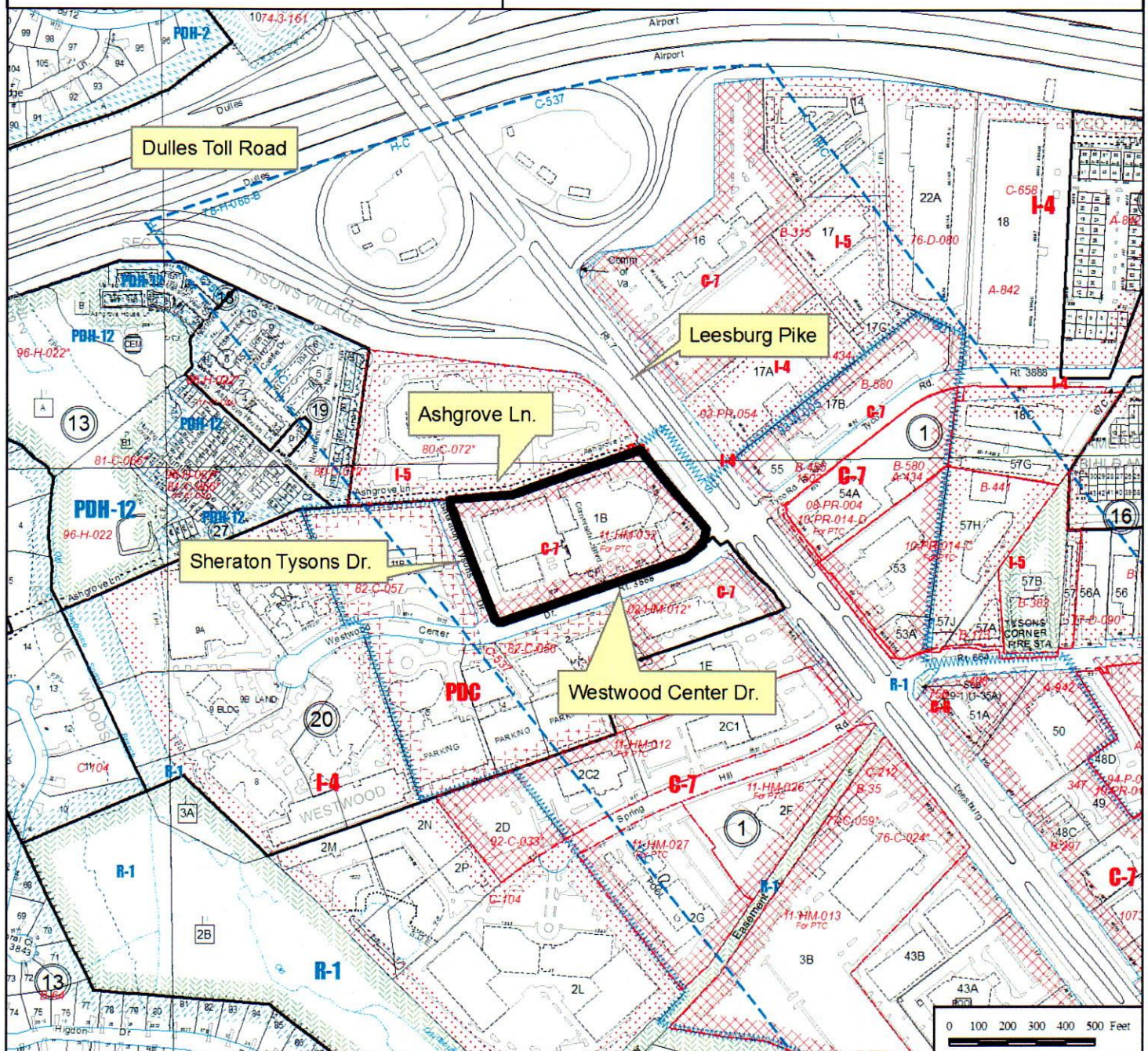
Located: NORTHWEST QUADRANT OF THE INTERSECTION  
OF LEESBURG PIKE AND WESTWOOD  
CENTER DRIVE

Zoning: C - 7

Plan Area: 2

Overlay Dist: SC, HC

Map Ref Num: 029-3- /01/ /0001B /20/ / C1





# SPECIAL EXCEPTION APPLICATION

SE 2012-HM-006

## FOR TYSONS WEST PROMENADE

HUNTER MILL MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

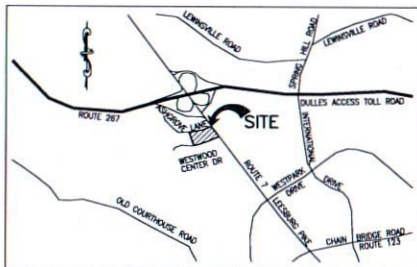
### PROJECT TEAM

LAND USE ATTORNEY:  
WALSH COLUCCI LUBELEY EMRICH & WALSH, P.C.  
2200 CLARENDON BOULEVARD, SUITE 1300  
ARLINGTON, VA 22201  
(703) 528-4700

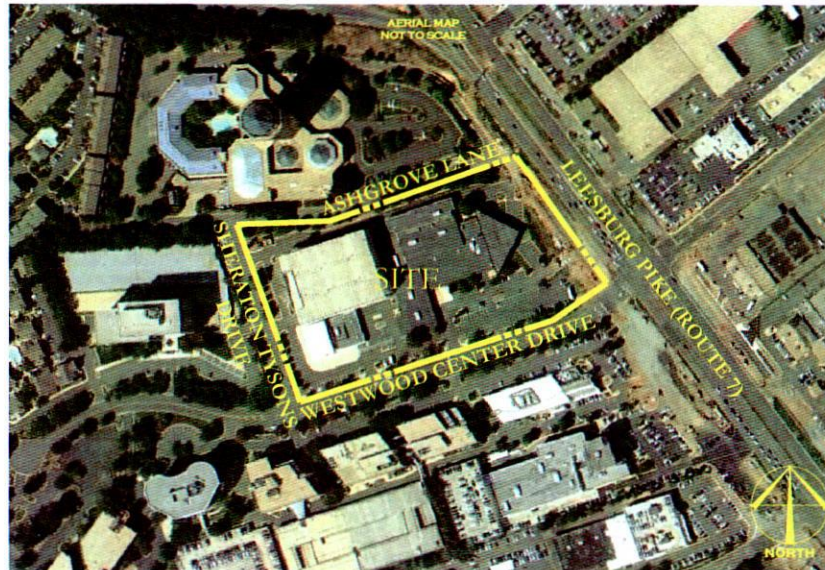
APPLICANT:  
TYSONS WEST RESIDENTIAL, L.L.C.  
c/o J.B.G. ROSENFELD RETAIL PROPERTIES, L.L.C.  
4445 WILLARD AVENUE, SUITE 700  
CHEVY CHASE, MD 20815  
(301) 657-0700

CIVIL ENGINEER/ PLANNER:  
WILLIAM H. GORDON ASSOCIATES, INC.  
4501 DALY DRIVE, SUITE 200  
CHANTILLY, VA 20151  
(703) 263-1900

ARCHITECT:  
MV+A ARCHITECTS  
7910 WOODMONT AVENUE, SUITE 1250  
BETHESDA, MD 20814  
(301) 654-2454



VICINITY MAP  
SCALE - 1:2000



### SHEET INDEX

1. COVER SHEET
2. NOTES AND TABULATIONS
3. SIGNAGE TABULATIONS
4. SPECIAL EXCEPTION PLAT
5. ELEVATIONS AND PERSPECTIVES
- 5A. ELEVATIONS AND SIGN DETAILS
- 5B. ELEVATIONS AND SIGN DETAILS
6. REZONING PLAN (FOR INFORMATION ONLY)

#### REVISIONS

DATE	REVISION
MARCH 13, 2012	Original Submission
JUNE 8, 2012	County Comments
JULY 23, 2012	County Comments







## SIGN MATRIX

Sign ID	Type	Number Proposed	Square Footage / Sign	Area Subtotal	Dimensions W L	Illumination	Mounting	Location
<b>Tenant Signs</b>								
A-1.2	Anchor 1	1	199	199	7.6' 35.4'	Internal	Building Mounted	Exterior
A-1.4	Anchor 1	1	199	199	7.6' 35.4'	Internal	Building Mounted	Exterior
A-2.1	Anchor 2	1	150	150	6.5' 30.9'	Internal	Building Mounted	Exterior
A-2.3	Anchor 2	1	65	65	14.7' 5'	Internal	Building Mounted - Blade	Exterior
A-2.4	Anchor 2	1	150	150	6.5' 30.9'	Internal	Building Mounted	Exterior
A-3.1	Tenant Sign	TBD	TBD	400	TBD TBD	Internal	Building Mounted	Exterior
A-3.2	Tenant Sign	TBD	7		2.3' 3'	None	Building Mounted - Blade	Exterior
A-8.1	Office Sign	1	100	100	3.5' 28'	None	Building Mounted	Exterior
<b>Wayfinding</b>								
B-1	Directional	4	14	56	3.2' 6.3'	None	Ground Mounted	Exterior
B-2	Directional	2	20	40	1.2' 17'	None	Suspended	Exterior
B-5	Directional	1	12	12	1.2' 10.3'	None	Suspended	Exterior
B-6	Directional	2	6	12	1.2' 5.2'	None	Suspended	Exterior
<b>Loading Signs (By-Right)</b>								
D-1	Anchor 1 Loading	1	2	2	TBD TBD	None	Ground Mounted	Exterior
D-2	Tenant Loading	1	2	2	1.4' 1.4'	None	Building Mounted	Exterior
<b>Address Sign</b>								
E-1	Address Sign	1	9	9	1.5' 5.5'	None	Canopy Mounted	Exterior
<b>Project ID</b>								
H-1	Project ID	1	27	27	1.5' 18'	None	Canopy Mounted	Exterior
H-2	Project ID	1	130	130	10.1' 23'	Internal	Mounted on side of tower	Exterior
H-3	Project ID	1	80	80	6.7' 15'	Internal	Project Monument	Exterior
H-4	Project Banner	17	20	340	5' 4'	None	Light Pole Mounted	Exterior
<b>Temporary Signs</b>								
J-1	Leasing Sign	2	28	56	4' 7'	None	Ground Mounted	Exterior
<b>Total Area of All Signs =</b>				<b>2029</b>				

## SITE SIGN AREA TABULATIONS

Sign ID	Max. Allowed Area Per Sign	Proposed Number of Signs	Proposed Area Per Sign	Total Proposed Sign Area
<b>Site Signs</b>				
Wayfinding B-1	2	4	14	56
B-2		1	20	20
B-5		1	12	12
Project Banner H-4		17	20	340
Temporary Signs J-1		2	28	56
<b>Monument Sign</b>				
H-3	40	1	80	80

Site Sign Requirements per Section 103, Paragraph 2, Sub-Section G; Section 203, Paragraph 10 and Section 204, Paragraph 3 of Article 12.

## BUILDING MOUNTED SIGN AREA TABULATIONS

Sign ID	Linear Footage off of Route 7	Total Allowed Sign Area	Max. Allowed Area Per Sign	Proposed Number of Signs	Proposed Sign Area
<b>Building Mounted Common Entrance</b>					
Anchor #1 A-1.2	140	210	200	1	199
A-1.4				1	199
Anchor #2 A-2.1				1	150
A-2.3				1	65
A-2.4				1	150
Office #1 A-8.1				1	100
<b>Allowed By-Right =</b>					<b>210</b>
<b>Proposed =</b>					<b>863</b>

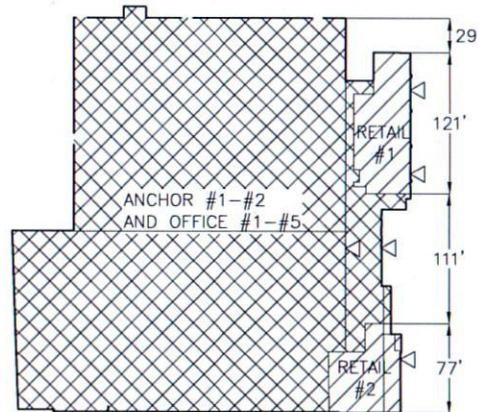
<b>Retail #1 &amp; #2</b>					
Retail Tenants A-3.1	198	297	200	TBD	TBD
A-3.2				TBD	7
<b>Allowed By-Right =</b>					<b>297</b>
<b>Proposed =</b>					<b>400</b>

Note: Sign square footage for Retail #1 and Retail #2 is not to exceed 400 square feet (2.0 x 198 linear feet) and will be distributed between retail tenants at the landlord's discretion.

<b>Additional Building Signs</b>					
Building ID H-1				1	27
Project ID H-2				1	130
Wayfinding B-2				1	20
Wayfinding B-6				2	6
<b>Proposed =</b>					<b>189</b>

<b>Maximum Proposed (North Elevation) =</b>		<b>32</b>
<b>Maximum Proposed (East Elevation) =</b>		<b>876</b>
<b>Maximum Proposed (South Elevation) =</b>		<b>944</b>
<b>Maximum Proposed (West Elevation) =</b>		<b>0</b>
<b>Total Area Allowed =</b>		<b>507</b>
<b>Total Area Proposed =</b>		<b>1452</b>

Building Mounted Sign Requirements per Section 106, Paragraph 1 and Section 203, Paragraph 8 of Article 12.



## BUILDING FRONTAGE CALCULATIONS

ANCHOR #1-#2 AND OFFICE #1-#5:  
 $29' + 111' = 140$  FEET OF FRONTAGE

RETAIL #1-RETAIL #2:  
 $121' + 77' = 198$  FEET OF FRONTAGE

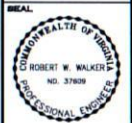
## SUMMARY

<b>Site Signs</b>	
Allowed Area per Sign =	2 SF
Proposed Area per Sign =	up to 28 SF
<b>Monument Sign</b>	
Allowed Sign Area =	40 SF
Allowed Sign Height =	20 FT
Proposed Sign Area =	80 SF
Proposed Sign Height =	15 FT
<b>Building Mounted Signs</b>	
Total Allowed Sign Area =	507 SF
Total Proposed Sign Area =	1452 SF
<b>Total Area of All Signs =</b>	
<b>2029 SF</b>	



BUILDING FRONTAGE CALCULATIONS  
 N.T.S.

William H. Gordon Associates, Inc.  
 10000 Old Dominion Road, Suite 201  
 Fairfax, VA 22031  
 Phone: 703-261-0780  
 Fax: 703-261-0788  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



REVISIONS  
 06/08/12 City Comments  
 07/23/12 City Comments

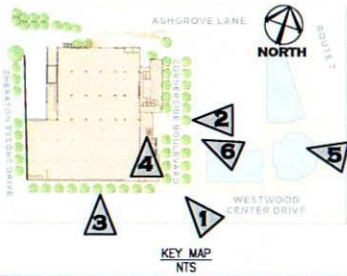
SIGNAGE TABULATIONS  
**TYSONS WEST PROMENADE**  
 SPECIAL EXCEPTION APPLICATION  
 SE 2012-HM-006  
 HUNTER MILL MAGISTERIAL DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 30'  
 DATE: MARCH 13, 2012  
 DRAWN: JFW  
 CHECKED: OS/RW  
 JOB #: 1927-0507  
 CAD FILE: 0507NT.dwg  
 SHEET #: 3 of 6





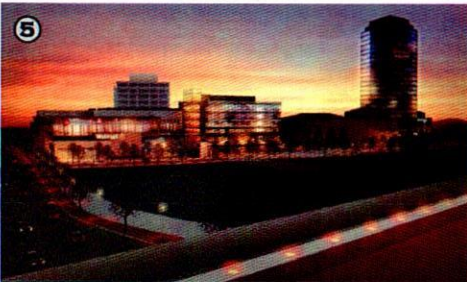




① VIEW FROM THE CORNER OF CORNSIDE BLVD. AND WESTWOOD CENTRE DR.



④ RETAIL AND OFFICE LOBBY



⑤ NIGHT VIEW FROM METRO PLATFORM



② EAST ELEVATION / VIEW FROM ROUTE 7 AND CORNSIDE BLVD.  
NTS



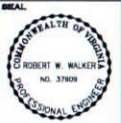
③ SOUTH ELEVATION / VIEW FROM WESTWOOD CENTRE DR.  
NTS



⑥ PROJECT ENTRY FROM CORNSIDE BLVD.



William H. Gordon Associates, Inc.  
1000 Westwood Center Drive  
Fairfax, VA 22031  
Phone: 703-245-0700  
Fax: 703-245-0700  
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

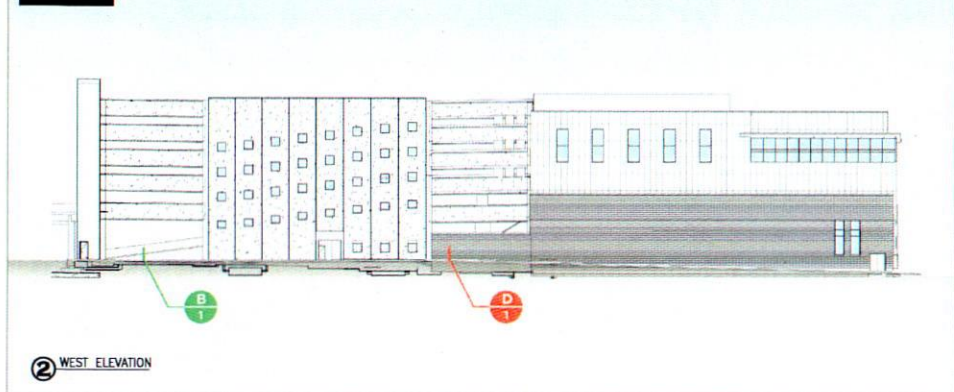
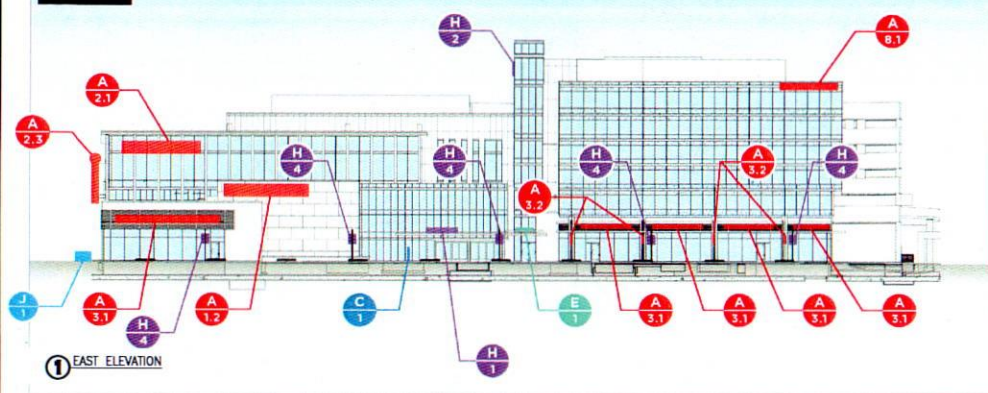


REVISIONS  
06/08/12 City Comments  
07/23/12 City Comments

ELEVATIONS AND PERSPECTIVES  
**TYSONS WEST PROMENADE**  
SPECIAL EXCEPTION APPLICATION  
SE 2012-HM-006  
HUNTER MILL MAGISTERIAL DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE N/A  
DATE MARCH 13, 2012  
DRAWN JPB  
CHECKED OS/RW  
JOB # 1927-0507  
CAD FILE 0507DT.dwg  
REVIEW #





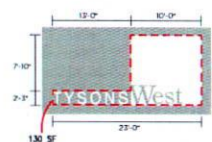
32 RETAIL BLADE SIGN (7 SF/SIDE)



Ⓐ OFFICE TENANT SIGN (100 SF)



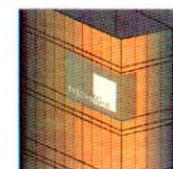
PROJECT ID AT ENTRY (27 SF)



1.30 SF

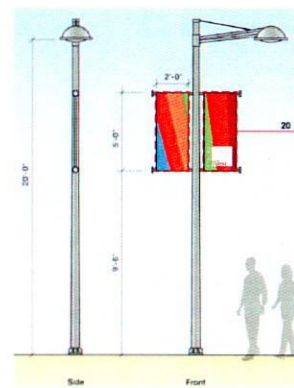


DAY

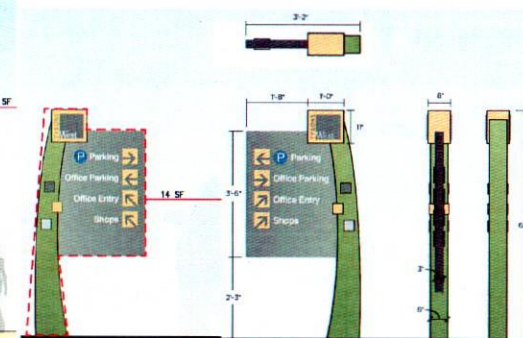


NIGHT

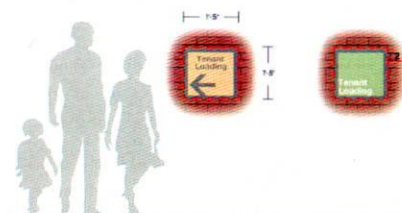
PROJECT ID ON TOWER (130 SF)



**H4** PROJECT BANNER (20 SF TOTAL)



VEHICULAR DIRECTIONAL SIGN (14 SF)



**(D 2) WALL MOUNTED WAYFINDING SIGNS (DIRECTIONAL) (2 SF EA.)**



OFFICE ENTRY ID (9 SF)



## REVISIONS

06/08/12	City Comments
07/23/12	City Comments

## ELEVATIONS AND SIGN DETAILS

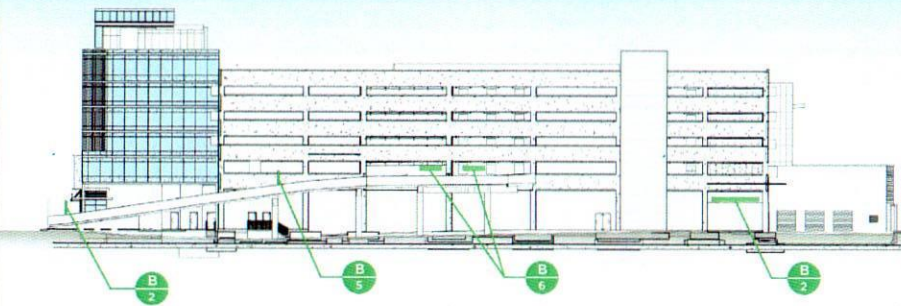
**TYSONS WEST**

**PROMENADE**  
**SPECIAL EXCEPTION APPLICATION**

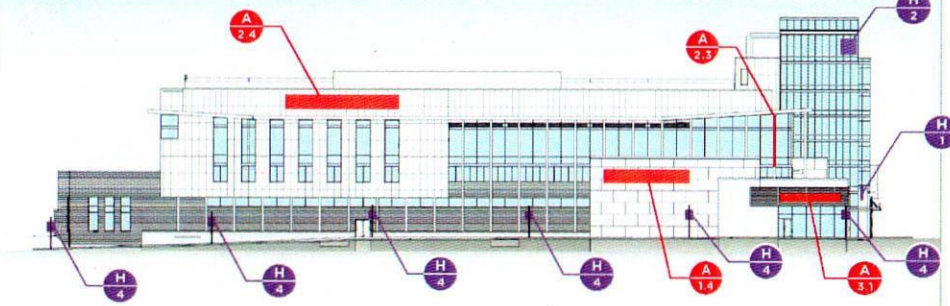
SE 2012-HM-006  
HUNTER MILL MAGISTERIAL DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1" = 30'
DATE	MARCH 13, 2012
DRAWN	JPW
CHECKED	OS/RW
JOB #	1927-0507
CAD FILE	0507DT.dwg





3 NORTH ELEVATION



4 SOUTH ELEVATION

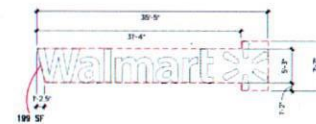


KEY MAP  
NTS

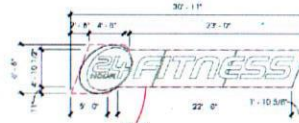


1 TEMPORARY LEASING SIGN (28 SF)

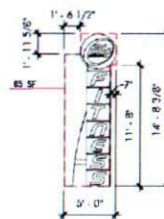
## SIGN DETAILS NTS



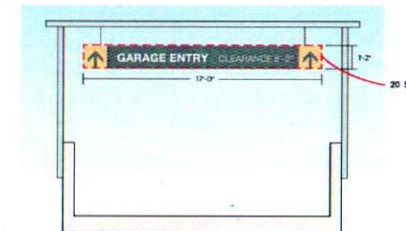
13/14 ANCHOR TENANT SIGN (199 SF)



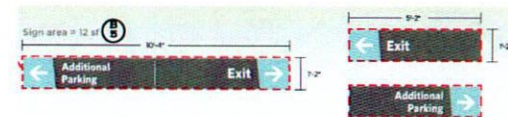
21/22 ANCHOR TENANT SIGN (150 SF)



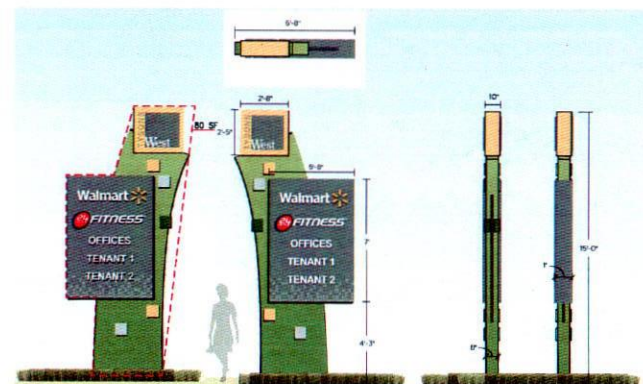
23 ANCHOR BLADE SIGN (65 SF/SIDE)



5 GARAGE WAYFINDING SIGNS (DIRECTIONAL) (20 SF)

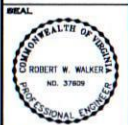


6/6 GARAGE WAYFINDING SIGNS (6-12 SF)



9 MONUMENT SIGN (80 SF)

William H. Gordon Associates, Inc.  
4501 Day Drive  
Chesapeake, VA 23061  
PHONE: 757-263-0700  
FAX: 757-263-0766  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



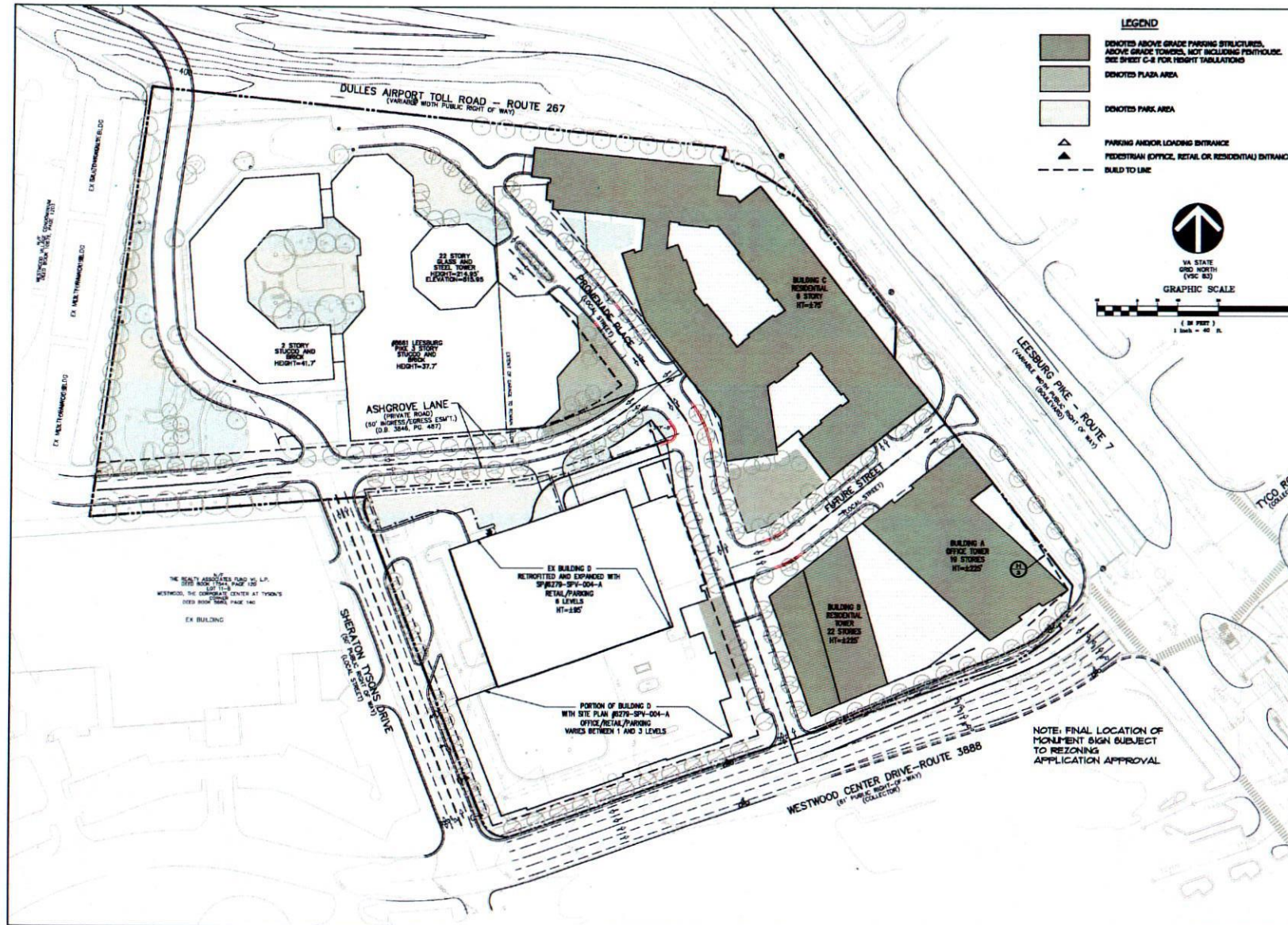
REVISIONS  
06/08/12 City Comments  
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ELEVATIONS AND SIGN DETAILS  
**TYSONS WEST  
PROMENADE**  
SPECIAL EXCEPTION APPLICATION  
SE 2012-04-006  
HUNTER MILL MAGISTERIAL DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1" = 30'  
DATE MARCH 13, 2012  
DRAWN JPW  
CHECKED OS/RW  
JOB # 1927-0507  
CAD FILE 050712T.dwg



# FOR INFORMATION ONLY



<b>VIKA</b> VIKAS ARCHITECTS & ASSOCIATES, INC. 10000 WOODBURN AVENUE, SUITE 100, WOODBURN, VA 22191 PHONE: 703-261-1800 FAX: 703-261-1801 WWW.VIKAA.COM	
<b>REVISIONS</b> 06/08/12 City Comments 07/23/12 City Comments	
<b>VIKA REVISIONS</b>	
DATE	10/23/2011
DES.	JFA
SCALE	1"=40'
PROJECT/FILE NO.	V7405
SHEET NO.	C-4

**William H. Gordon Associates, Inc.**  
 10000 WOODBURN AVENUE, SUITE 100, WOODBURN, VA 22191  
 PHONE: 703-261-1800  
 FAX: 703-261-1801  
 WWW.WHGA.COM

**REZONING PLAN (FOR INFORMATION ONLY)**

**TYSONS WEST PROMENADE**  
 SPECIAL EXCEPTION APPLICATION  
 SE 2012HM-006  
 HUNTER MILL MAGISTERIAL DISTRICT - FAIRFAX COUNTY VIRGINIA

**SCALE** N/A  
**DATE** MARCH 13, 2012  
**DRAWN** JFW  
**CHECKED** OS/RW  
**JOB #** 1927-0507  
**CAD FILE** 0507DT.dwg  
**SH-SHEET #** 6 of 6

# A Supplement to the Special Exception Application

SE 2012-HM-006 for **Tyson's West**

Submitted by William H. Gordon Associates

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Revised July 19, 2012

Prepared by MV+A Architects







View from the corner of Cornerside Boulevard and Westwood Center Drive



East elevation / view from Route 7 and Cornerside Boulevard

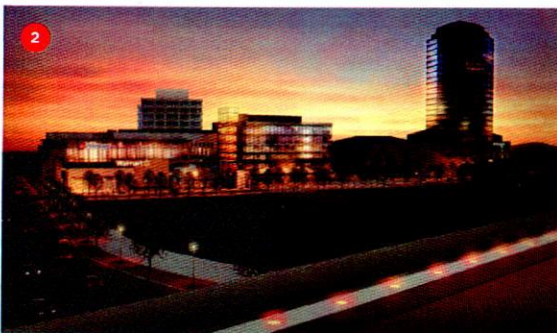


South elevation / view from Westwood Center Drive





Retail and office lobby



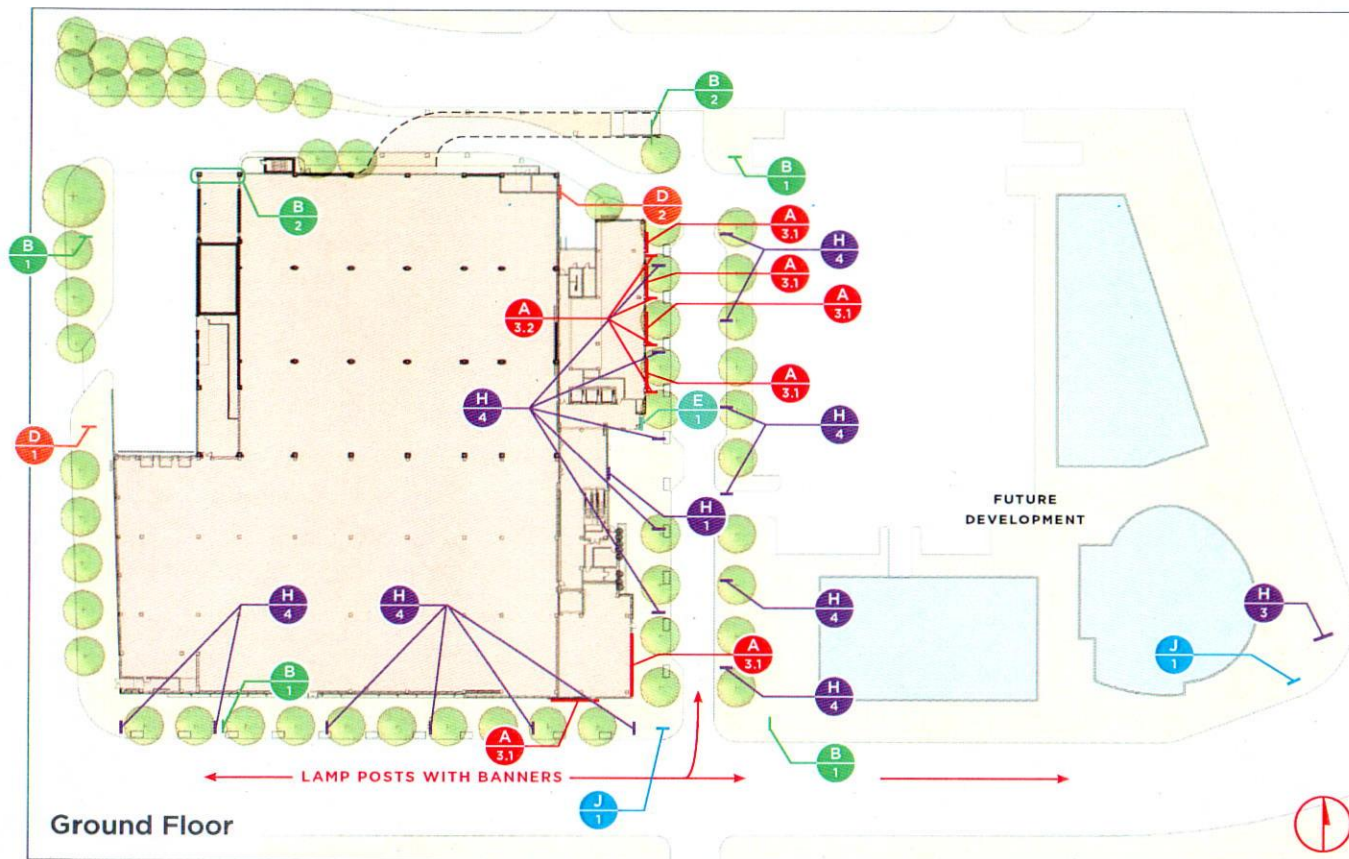
Night view from Metro platform



Project entry from Cornerside Boulevard







## A Tenant Signs

- A - 1.1 Anchor 1 wall-mounted, upper-story (entrance area)
- A - 1.2 Anchor 1 wall-mounted
- A - 1.4 Anchor 1 wall-mounted
- A - 2.1 Anchor 2, wall-mounted
- A - 2.3 Anchor 2 blade
- A - 2.4 Anchor 2 wall-mounted
- A - 3.1 Tenant Sign, wall-mounted ★
- A - 3.1 Tenant Sign, wall-mounted, ★
- A - 3.1 Tenant Sign, wall-mounted, ★
- A - 3.1 Tenant Sign, wall-mounted, ★
- A - 3.1 Tenant Sign, wall-mounted, ★
- A - 3.2 Tenant blade sign, wall-mounted, ★
- A - A1 Office sign, wall-mounted

## B Wayfinding

- B - 1 Directional, monument or directory
- B - 2 Directional, suspended
- B - 3 Directional, suspended
- B - 6 Directional, monument

## C Directory

- C - 1 General monument directory (project 10 ft from entrance)

## D Loading Signs

- D - 1 Anchor 1 loading
- D - 2 Tenant loading

## E Address Sign

- E - 1 Mounted above office entry

## H Project ID

- H - 1 Mounted above entry
- H - 2 Mounted on side of house
- H - 3 Project monument
- H - 4 Project banners

## J Temporary Signs

- J - 1 Leasing sign

### ★ Note on tenant sign area

The number of small shops has not been determined. Each Small shop tenant will be allowed 2.0 square feet of sign area for every linear foot of frontage on Cornerside Boulevard. No tenant shall have sign area greater than 200 square feet. The total small shop tenant sign area for the project shall not exceed 400 square feet, 2.0 square feet of sign area for every linear foot of small shop tenant frontage along Cornerside Boulevard. Total frontage for small shop tenants is approximately 200 feet. (200 feet x 2.0 square feet = 400 square feet)

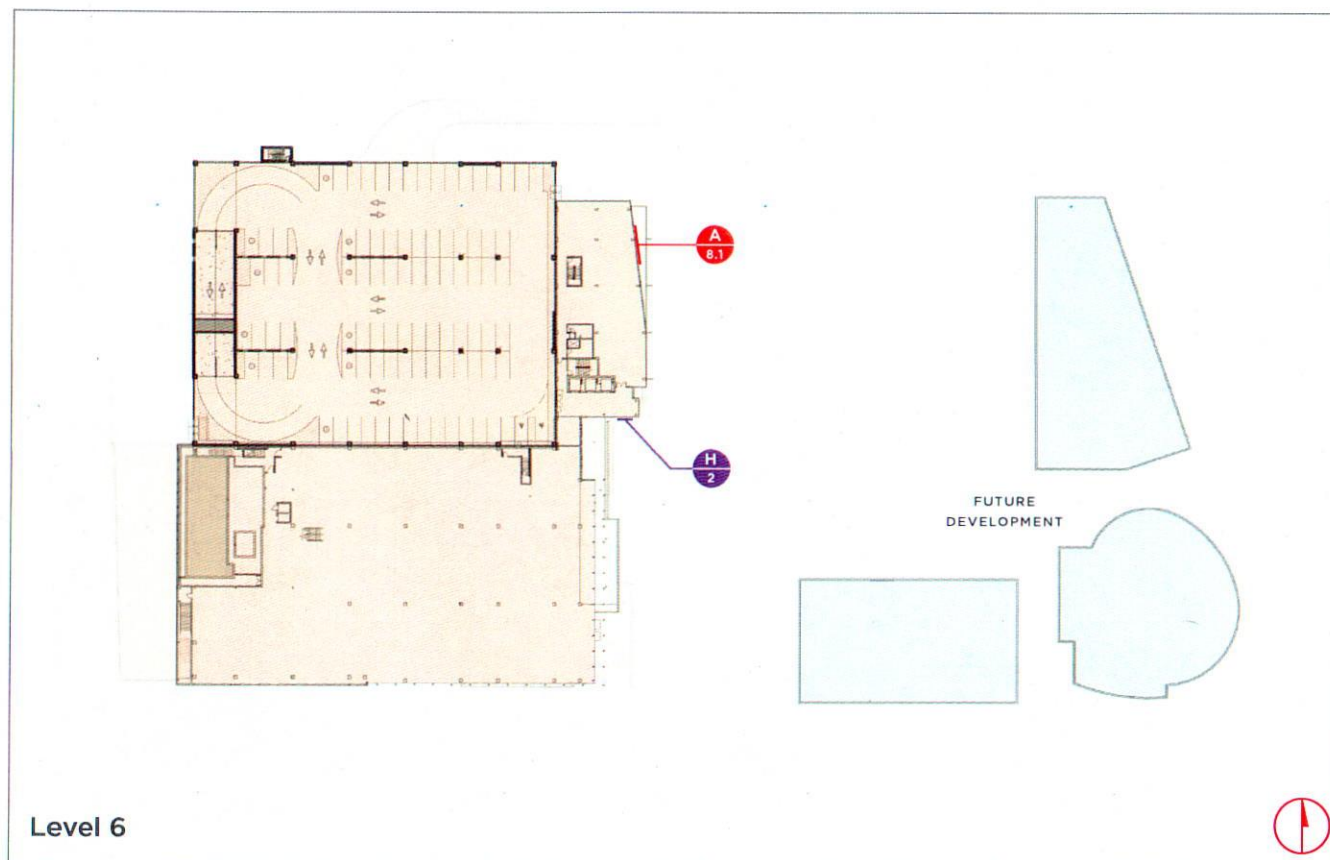










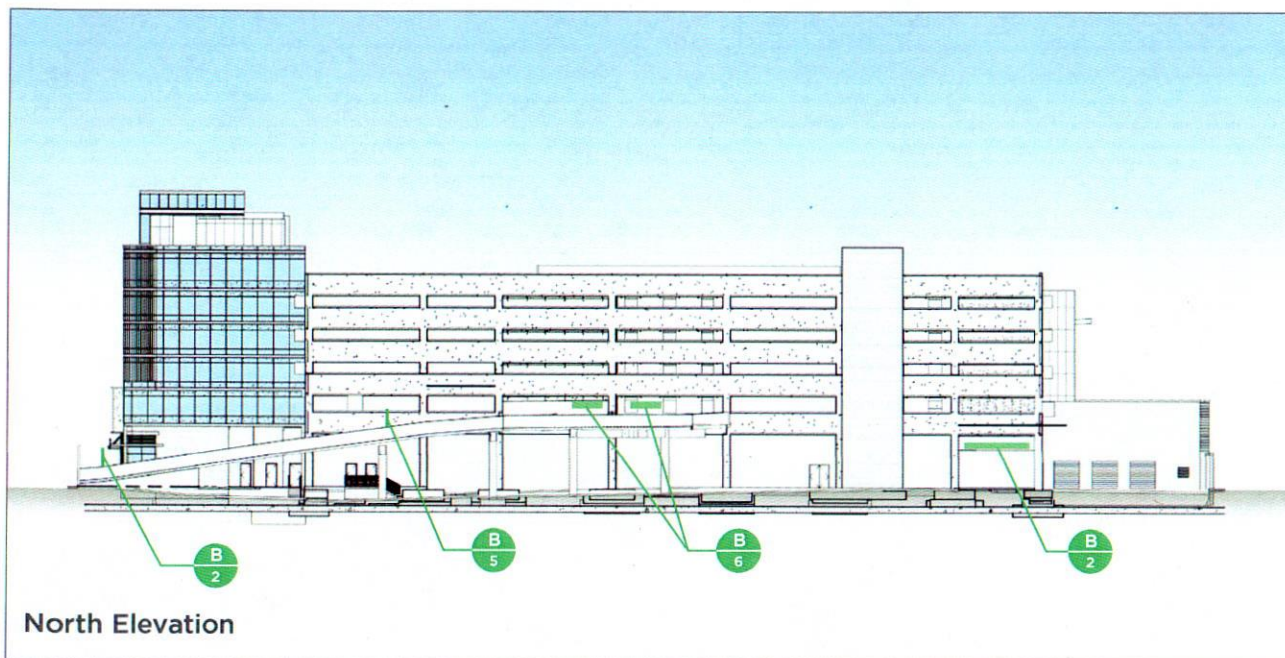












#### A Tenant Signs

- A-11 Anchor 1 wall-mounted interior sign (sign with 2-way)
- A-12 Anchor 1 wall-mounted
- A-14 Anchor 1 wall-mounted
- A-21 Anchor 2 wall-mounted
- A-23 Anchor 2 side
- A-24 Anchor 2 wall-mounted
- A-31 Tenant sign wall-mounted \*
- A-31 Tenant sign wall-mounted \*
- A-31 Tenant sign wall-mounted \*
- A-31 Tenant sign wall-mounted \*
- A-31 Tenant sign wall-mounted \*
- A-31 Tenant sign wall-mounted \*
- A-32 Tenant sign sign wall-mounted \*
- A-31 Office sign wall-mounted

#### B Wayfinding

- B-1 Directional sign, monument or directory
- B-2 Directional, suspended
- B-5 Directional, suspended
- B-6 Directional, suspended

#### C Directory

- C-1 Suspended directory (sign 10' x 10' or larger)

#### D Loading Signs

- D-1 Loading
- D-2 Tenant loading

#### E Address Sign

- E-1 Suspended address directory

#### H Project ID

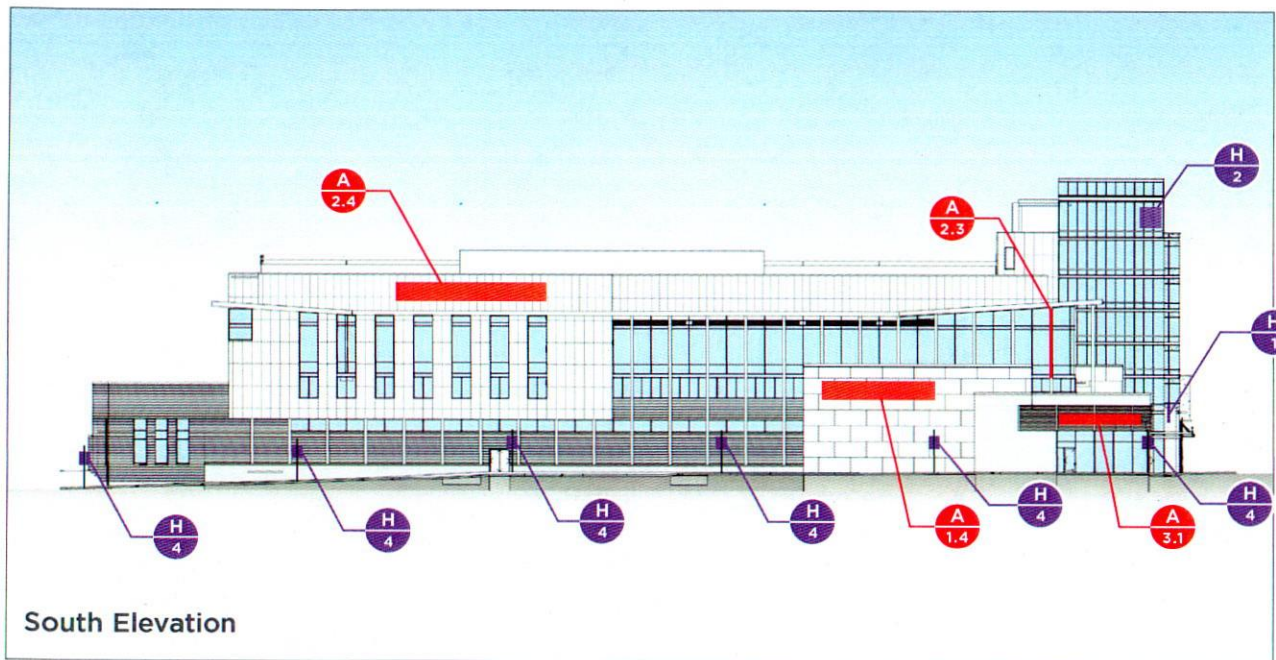
- H-1 Mounted along entry
- H-2 Mounted on side of tower
- H-3 Project information
- H-4 Project location

#### J Temporary Signs

- J-1 Loading sign







## A Tenant Signs

- A-1.1 Anchor 1, wall-mounted interior sign with raised
- A-1.2 Anchor 1, wall-mounted
- A-1.4 Anchor 1, wall-mounted**
- A-2.1 Anchor 2, wall-mounted
- A-2.3 Anchor 2, blade**
- A-2.4 Anchor 2, wall-mounted**
- A-3.1 Tenant sign, wall-mounted, \*
- A-3.2 Tenant sign, wall-mounted, \*
- A-3.3 Tenant sign, wall-mounted, \*
- A-3.4 Tenant sign, wall-mounted, \*
- A-3.5 Tenant sign, wall-mounted, \*
- A-3.6 Tenant sign, wall-mounted, \*
- A-3.7 Tenant sign, wall-mounted, \*
- A-3.8 Tenant sign, wall-mounted, \*
- A-3.9 Tenant sign, wall-mounted, \*
- A-3.10 Tenant sign, wall-mounted, \*
- A-3.11 Tenant sign, wall-mounted, \*
- A-3.12 Tenant sign, wall-mounted, \*
- A-3.13 Tenant sign, wall-mounted, \*
- A-3.14 Tenant sign, wall-mounted, \*
- A-3.15 Tenant sign, wall-mounted, \*
- A-3.16 Tenant sign, wall-mounted, \*
- A-3.17 Tenant sign, wall-mounted, \*
- A-3.18 Tenant sign, wall-mounted, \*
- A-3.19 Tenant sign, wall-mounted, \*
- A-3.20 Tenant sign, wall-mounted, \*
- A-3.21 Tenant sign, wall-mounted, \*
- A-3.22 Tenant sign, wall-mounted, \*
- A-3.23 Tenant sign, wall-mounted, \*
- A-3.24 Tenant sign, wall-mounted, \*
- A-3.25 Tenant sign, wall-mounted, \*
- A-3.26 Tenant sign, wall-mounted, \*
- A-3.27 Tenant sign, wall-mounted, \*
- A-3.28 Tenant sign, wall-mounted, \*
- A-3.29 Tenant sign, wall-mounted, \*
- A-3.30 Tenant sign, wall-mounted, \*
- A-3.31 Tenant sign, wall-mounted, \*
- A-3.32 Tenant sign, wall-mounted, \*
- A-3.33 Tenant sign, wall-mounted, \*
- A-3.34 Tenant sign, wall-mounted, \*
- A-3.35 Tenant sign, wall-mounted, \*
- A-3.36 Tenant sign, wall-mounted, \*
- A-3.37 Tenant sign, wall-mounted, \*
- A-3.38 Tenant sign, wall-mounted, \*
- A-3.39 Tenant sign, wall-mounted, \*
- A-3.40 Tenant sign, wall-mounted, \*
- A-3.41 Tenant sign, wall-mounted, \*
- A-3.42 Tenant sign, wall-mounted, \*
- A-3.43 Tenant sign, wall-mounted, \*
- A-3.44 Tenant sign, wall-mounted, \*
- A-3.45 Tenant sign, wall-mounted, \*
- A-3.46 Tenant sign, wall-mounted, \*
- A-3.47 Tenant sign, wall-mounted, \*
- A-3.48 Tenant sign, wall-mounted, \*
- A-3.49 Tenant sign, wall-mounted, \*
- A-3.50 Tenant sign, wall-mounted, \*
- A-3.51 Tenant sign, wall-mounted, \*
- A-3.52 Tenant sign, wall-mounted, \*
- A-3.53 Tenant sign, wall-mounted, \*
- A-3.54 Tenant sign, wall-mounted, \*
- A-3.55 Tenant sign, wall-mounted, \*
- A-3.56 Tenant sign, wall-mounted, \*
- A-3.57 Tenant sign, wall-mounted, \*
- A-3.58 Tenant sign, wall-mounted, \*
- A-3.59 Tenant sign, wall-mounted, \*
- A-3.60 Tenant sign, wall-mounted, \*
- A-3.61 Tenant sign, wall-mounted, \*
- A-3.62 Tenant sign, wall-mounted, \*
- A-3.63 Tenant sign, wall-mounted, \*
- A-3.64 Tenant sign, wall-mounted, \*
- A-3.65 Tenant sign, wall-mounted, \*
- A-3.66 Tenant sign, wall-mounted, \*
- A-3.67 Tenant sign, wall-mounted, \*
- A-3.68 Tenant sign, wall-mounted, \*
- A-3.69 Tenant sign, wall-mounted, \*
- A-3.70 Tenant sign, wall-mounted, \*
- A-3.71 Tenant sign, wall-mounted, \*
- A-3.72 Tenant sign, wall-mounted, \*
- A-3.73 Tenant sign, wall-mounted, \*
- A-3.74 Tenant sign, wall-mounted, \*
- A-3.75 Tenant sign, wall-mounted, \*
- A-3.76 Tenant sign, wall-mounted, \*
- A-3.77 Tenant sign, wall-mounted, \*
- A-3.78 Tenant sign, wall-mounted, \*
- A-3.79 Tenant sign, wall-mounted, \*
- A-3.80 Tenant sign, wall-mounted, \*
- A-3.81 Tenant sign, wall-mounted, \*
- A-3.82 Tenant sign, wall-mounted, \*
- A-3.83 Tenant sign, wall-mounted, \*
- A-3.84 Tenant sign, wall-mounted, \*
- A-3.85 Tenant sign, wall-mounted, \*
- A-3.86 Tenant sign, wall-mounted, \*
- A-3.87 Tenant sign, wall-mounted, \*
- A-3.88 Tenant sign, wall-mounted, \*
- A-3.89 Tenant sign, wall-mounted, \*
- A-3.90 Tenant sign, wall-mounted, \*
- A-3.91 Tenant sign, wall-mounted, \*
- A-3.92 Tenant sign, wall-mounted, \*
- A-3.93 Tenant sign, wall-mounted, \*
- A-3.94 Tenant sign, wall-mounted, \*
- A-3.95 Tenant sign, wall-mounted, \*
- A-3.96 Tenant sign, wall-mounted, \*
- A-3.97 Tenant sign, wall-mounted, \*
- A-3.98 Tenant sign, wall-mounted, \*
- A-3.99 Tenant sign, wall-mounted, \*
- A-4.00 Tenant sign, wall-mounted, \*

## B Wayfinding

- B-1 Directional, monument or directory
- B-2 Directional, suspended
- B-3 Directional, suspended
- B-4 Directional, suspended
- B-5 Directional, suspended
- B-6 Directional, suspended

## C Directory

- C-1 Small, mounted, directory, framed or unframed

## D Loading Signs

- D-1 Loading, holding
- D-2 Loading, holding

## E Address Sign

- E-1 Mounted above office entry

## H Project ID

- H-1 Mounted above entry
- H-2 Mounted on side of tower
- H-3 Project banner
- H-4 Project banners

## J Temporary Signs

- J-1 Loading sign

### \* Note on tenant sign area

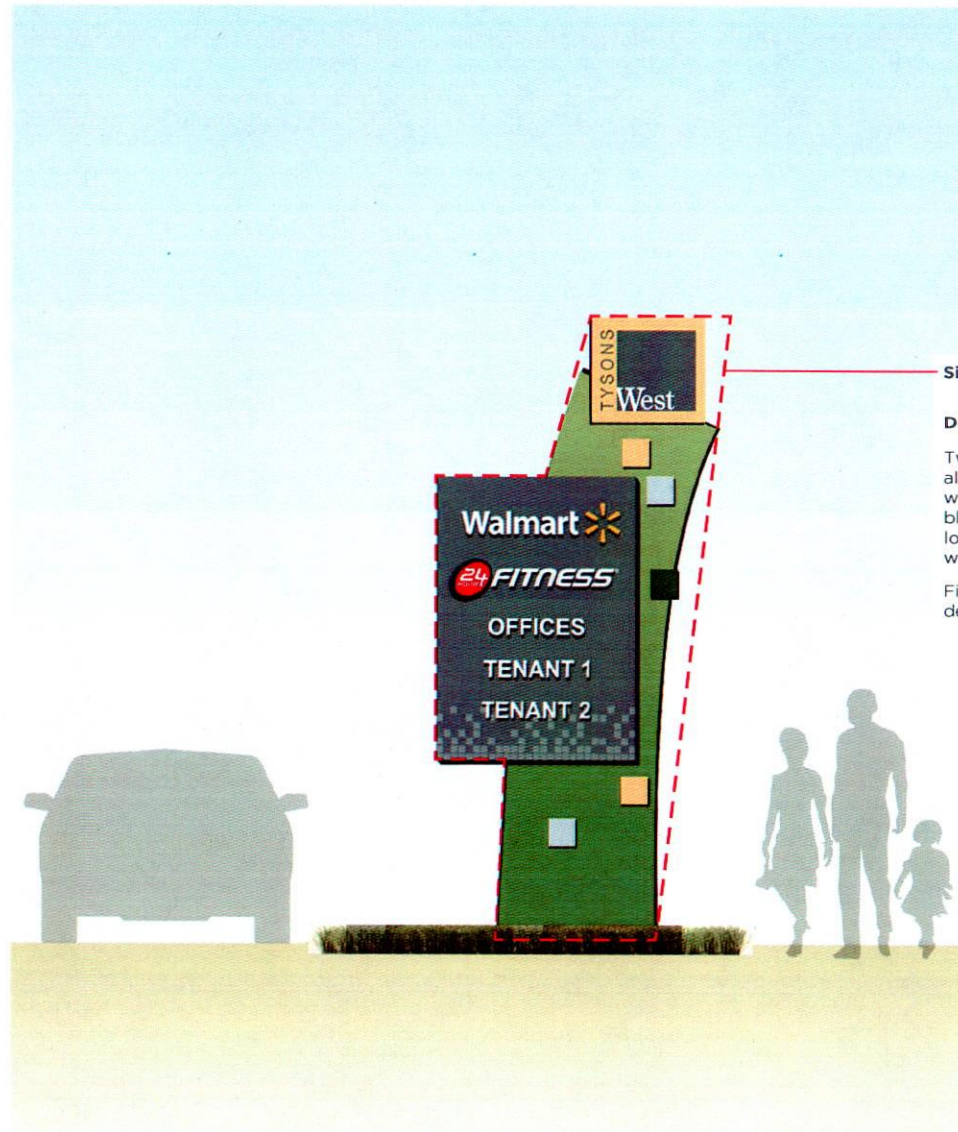
The number of small shops has not been determined. Each Small shop tenant will be allowed 2.0 square feet of sign area for every linear foot of frontage on Cornerside Boulevard. No tenant shall have sign area greater than 200 square feet. The total small shop tenant sign area for the project shall not exceed 400 square feet, 2.0 square feet of sign area for every linear foot of small shop tenant frontage along Cornerside Boulevard. Total frontage for small shop tenants is approximately 200 feet. (200 feet x 2.0 square feet = 400 square feet)





Revised  
July 16, 2012

### Sign Type H-3 Monument Sign



Sign Area = 80 SF

#### Description

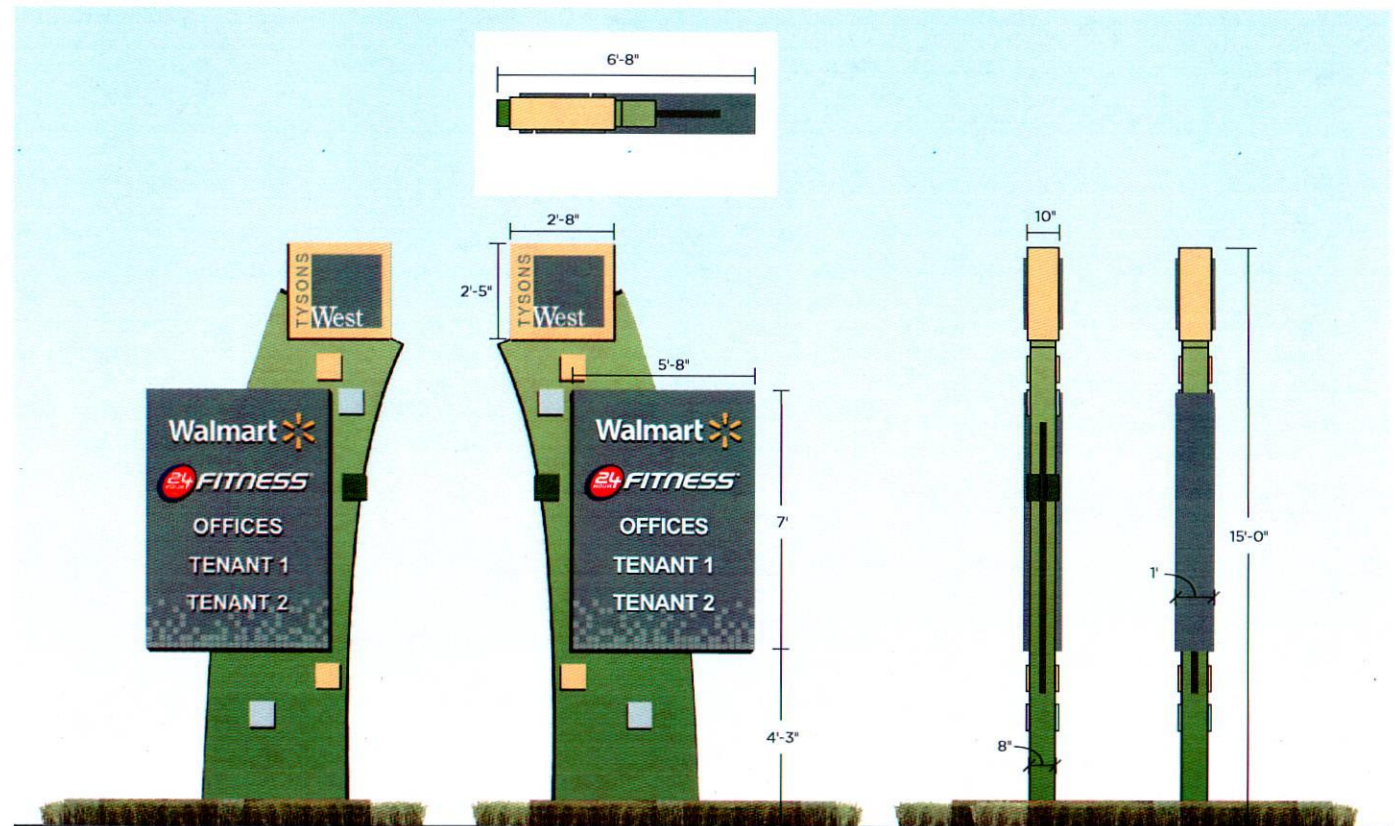
Two-sided project monument sign with aluminum face, high-gloss painted finish with enamel tiles applied. Project identity block at top lit from within. Major tenant logos cut into face material and lit from within.

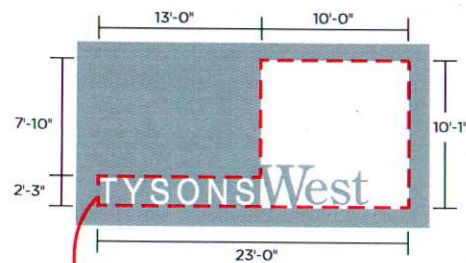
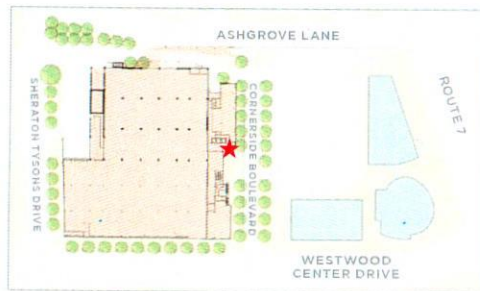
Final text content for this sign is to be determined.



Revised  
July 16, 2012

### Sign Type H-3 Monument Sign





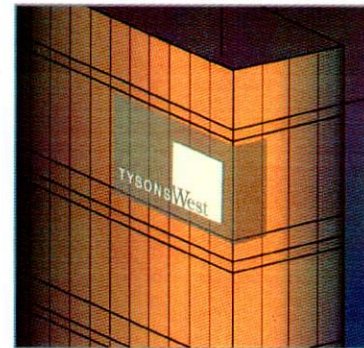
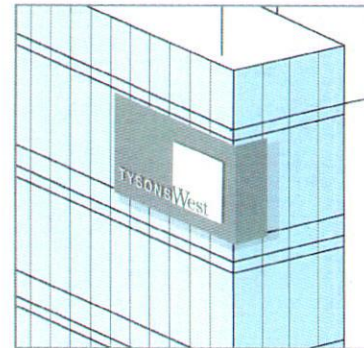
**Sign Area = 130 SF**

**Description**

Illuminated project ID with metal screen behind for added visibility. Screen to allow tower light to pass at night.

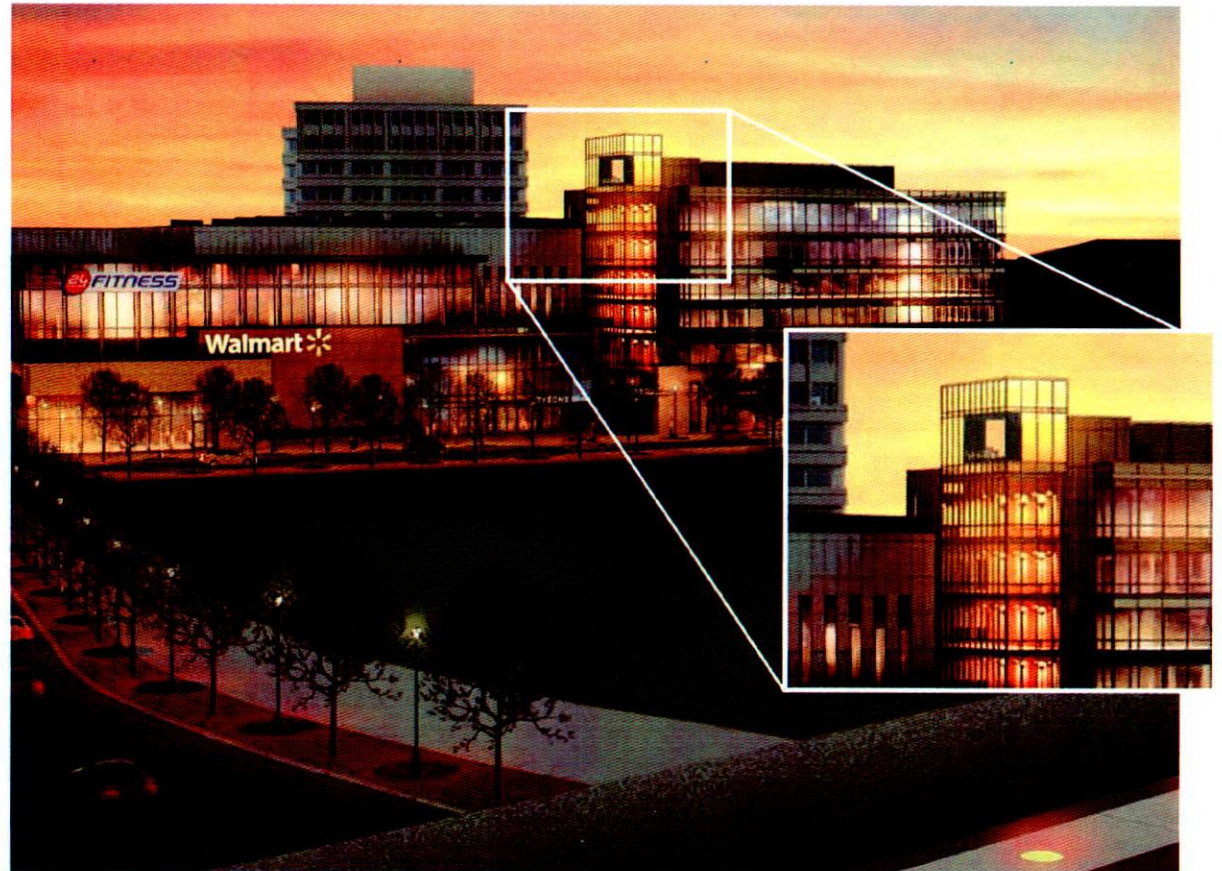
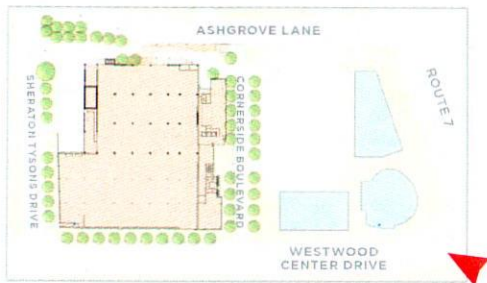
**Sign Type H-2**

Project ID on Tower

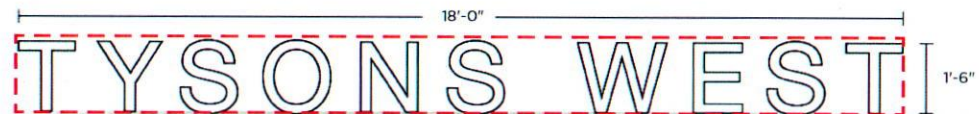
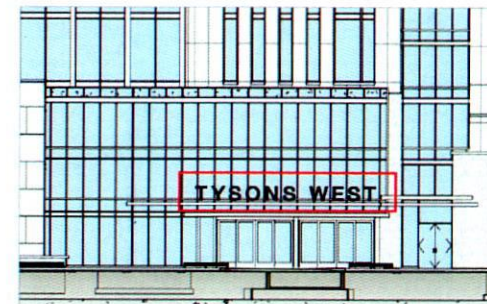
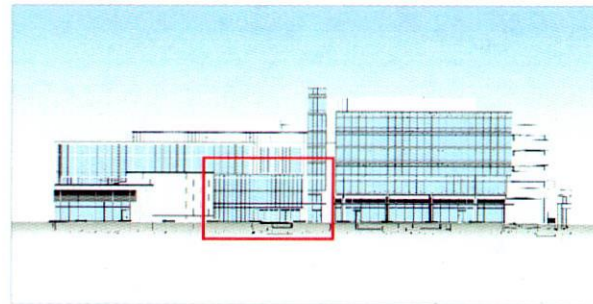


Night





Sign Type H-2  
Project ID on Tower in context



Sign Area = 27 SF

#### Description

Reverse metal channel letters to be mounted on building canopy outside of retail vestibule.

The final name of the building and text content for this sign has not been determined.

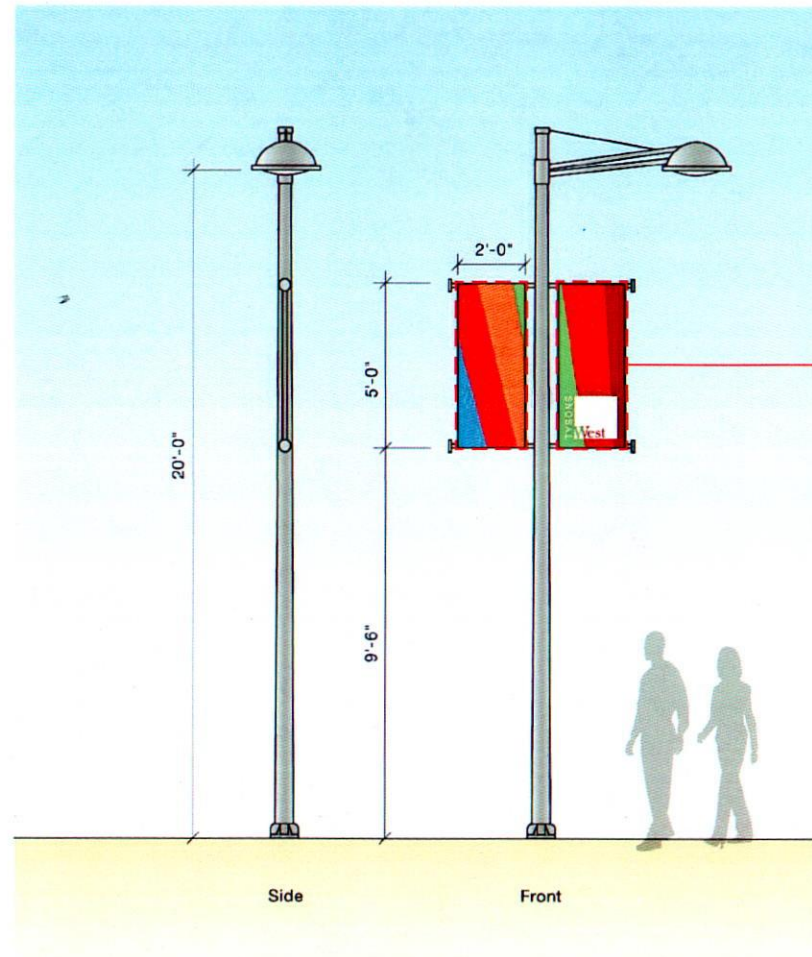
#### Sign Type H-1

Project ID at Entry





#### Sign Type H-4 Project Banners

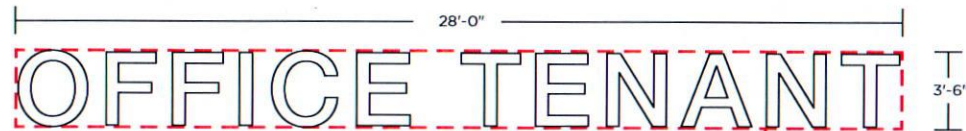
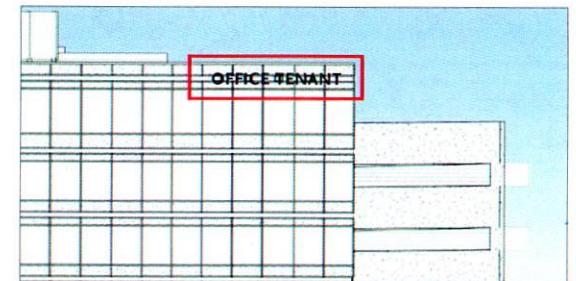
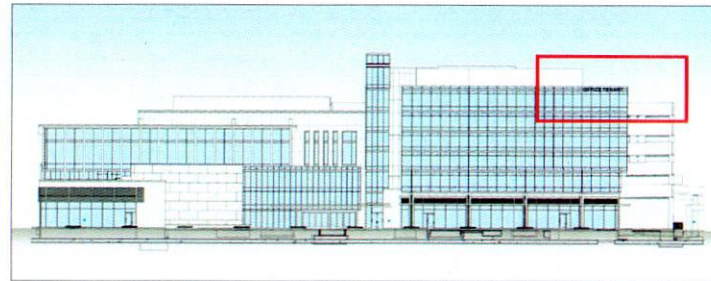


Sign Area = 20 SF (together)

#### Description

Double-sided, digitally printed vinyl banners mounted on light poles with banner arms. Banners fastened to banner arms with through-pockets sewn into banner at top and bottom. Banners are to be decorative and promote Tysons West.

Final banner art is to be determined.



Sign Area = 100 SF

**Description**

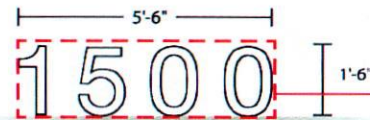
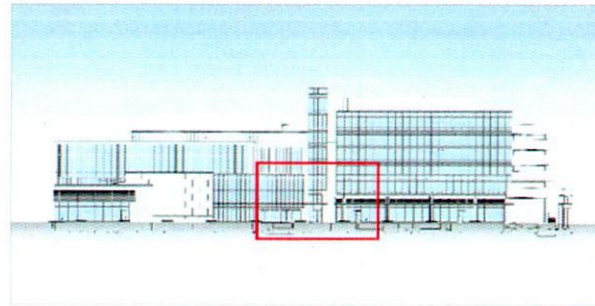
Reverse metal channel letters to be mounted on building.

The tenant name and text content for this sign has not been determined.

**Sign Type A-8.1**

Office Tenant Sign





Sign Area = 9 SF

**Description**

Reverse metal channel letters to be mounted on building canopy outside of office lobby.

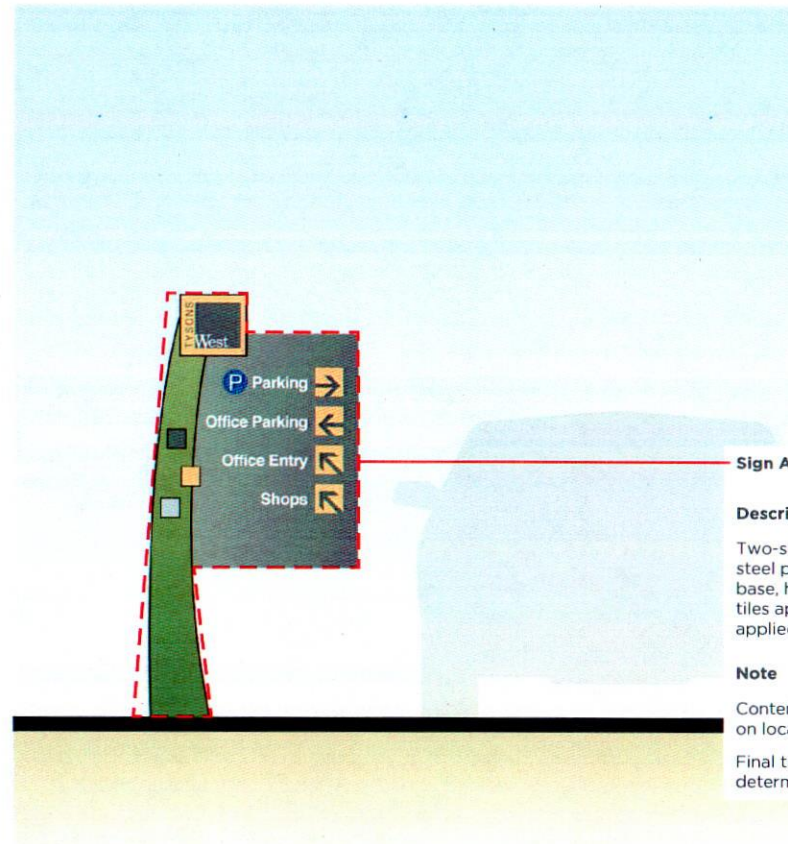
Final text content for this sign is to be determined.

**Sign Type E-1**  
**Office Entry ID**



Revise Option B  
July 10, 2012

## Sign Type B-1 Vehicular Directional



Sign Area = 14 SF

### Description

Two-sided directional sign with stainless steel panel, aluminum swash element at base, high-gloss painted finish with enamel tiles applied. Lettering and graphics applied vinyl and dimensional logo.

### Note

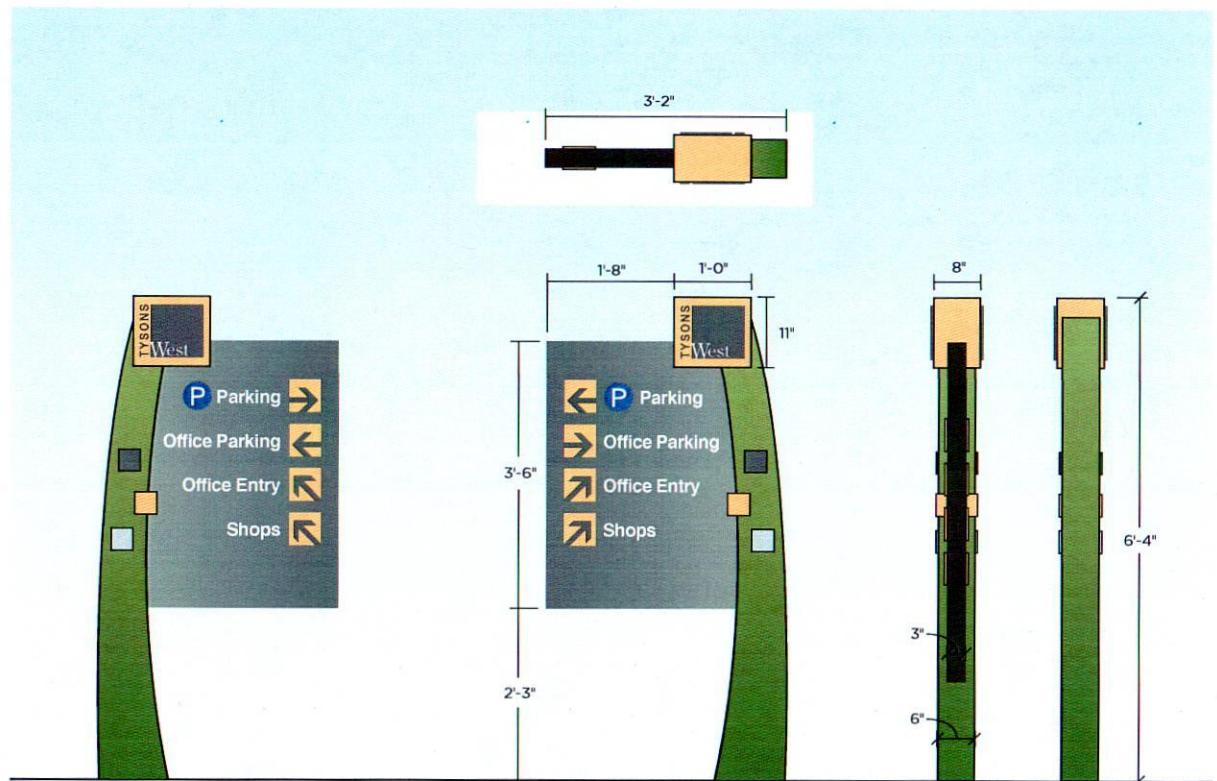
Content will vary on each sign depending on location.

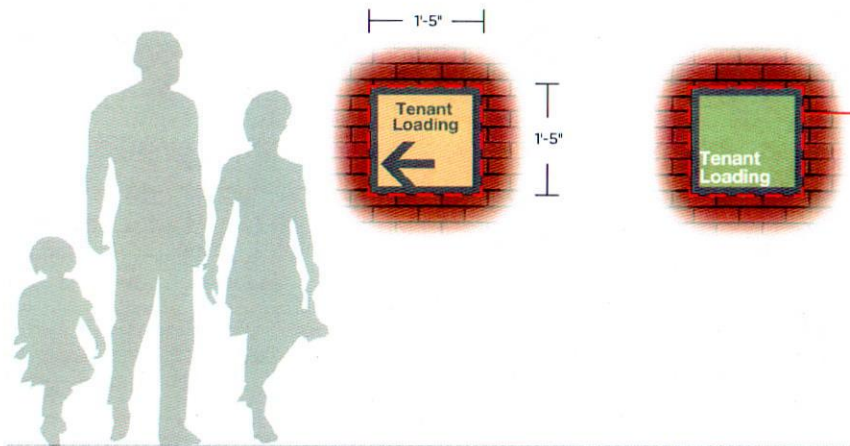
Final text content for this sign is to be determined.



Revise Option B  
July 10, 2012

## Sign Type B-1 Vehicular Directional





Sign Area = 2 SF

#### Description

Single sided wall and pole-mounted directional sign with aluminum face, painted finish, applied vinyl lettering and graphics.

Final text for this sign is to be determined.

#### Sign Type D-2

#### Wall Mounted Wayfinding (Directional)



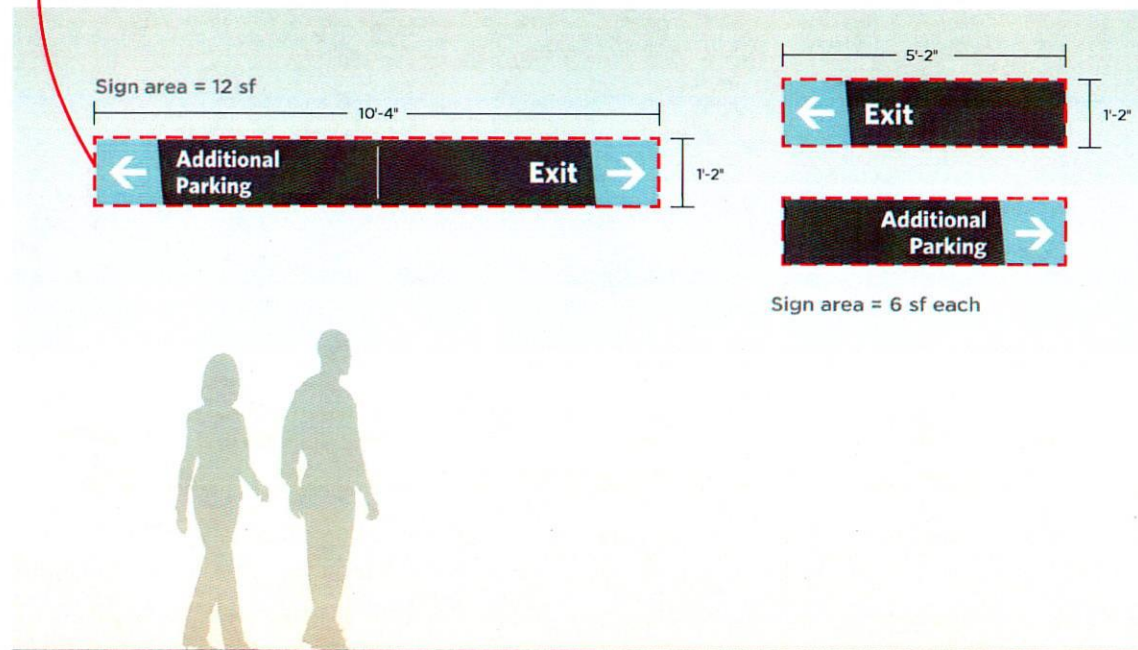


**Sign Area = 12 or 6 SF**

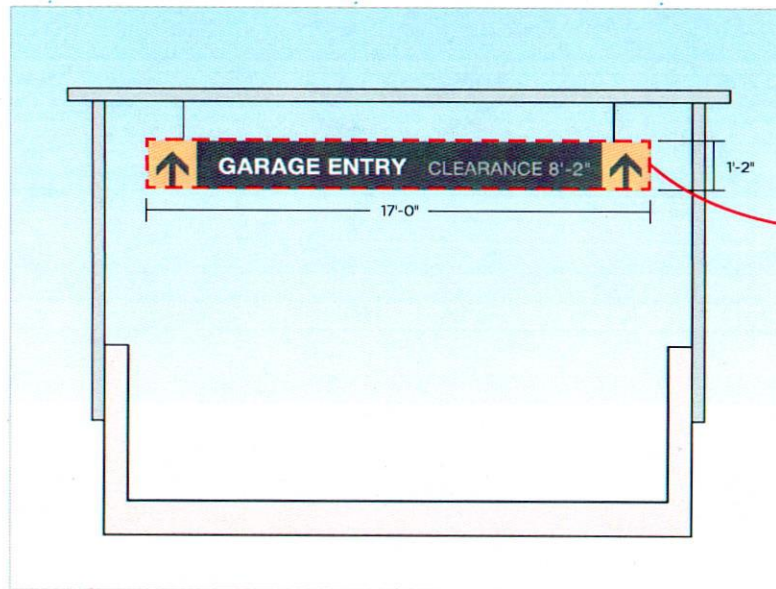
**Description**

Single or double sided hanging and wall-mounted traffic signs with aluminum face, painted finish, applied vinyl lettering and graphics. Final text to be determined. Used throughout the garage. Only signs seen from outside the garage are part of this application.

Final text for this sign is to be determined.



**Sign Types B-5, 6**  
**Garage Wayfinding**



Sign Area = 20 SF

**Description**

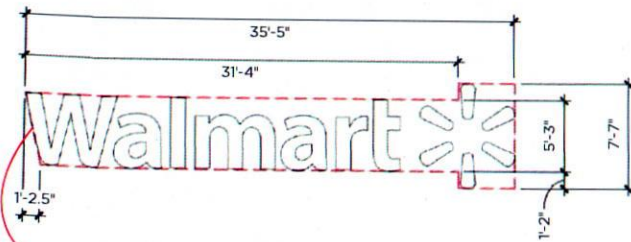
Single or double sided hanging and wall-mounted traffic signs with aluminum face, painted finish, applied vinyl lettering and graphics. Final text to be determined.

Final text for this sign is to be determined.

**Sign Type B-2**

**Garage Wayfinding (Directional)**





Sign Area = 199 SF

#### Description

Internally-illuminated channel letters and logo with acrylic face.

Sign Types A-1.2 and A-1.4  
Anchor Tenant Sign

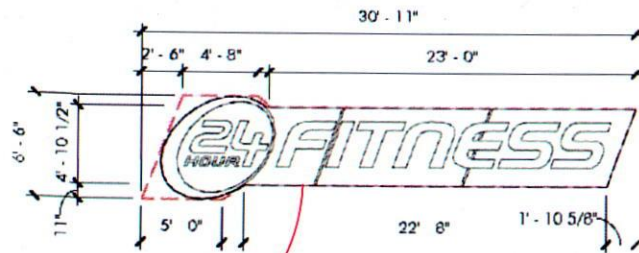


East elevation / view from Route 7 and Cornerside Boulevard



South elevation / view from Westwood Center Drive





Sign Area = 150 SF

#### Description

Internally-illuminated channel letters and logo with acrylic face.

#### Sign Types A-2.1 and A-2.4 Anchor Tenant Sign

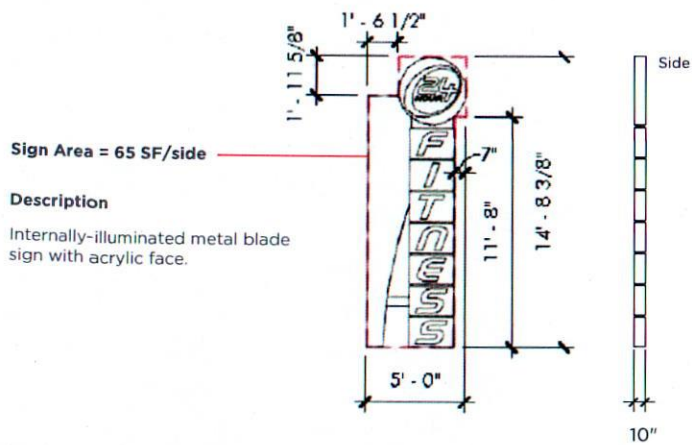


East elevation / view from Route 7 and Cornerside Boulevard



South elevation / view from Westwood Center Drive





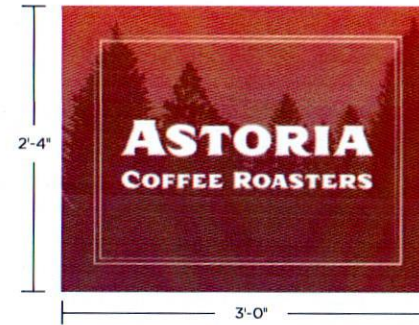
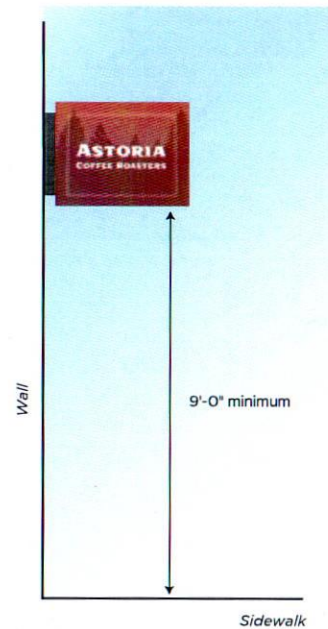
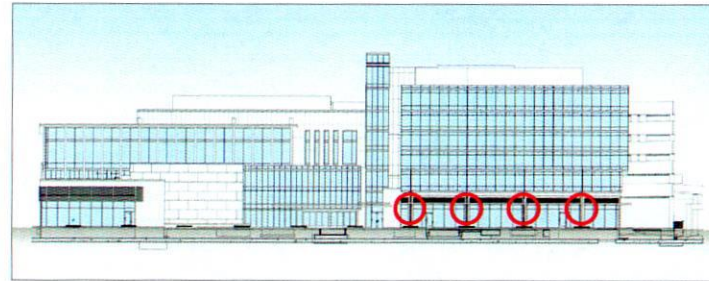
### Sign Type A-2.3 Anchor Blade Sign



East elevation / view from Route 7 and Cornerside Boulevard



South elevation / view from Westwood Center Drive



**Sign Area = 7 SF**

#### **Description**

Double sided wall-mounted blade sign with aluminum face, painted finish, applied or painted lettering and graphics.

Final content for these signs is to be determined. Number of instances of this sign is also to be determined since number of tenants is not known.

The sign shown is an example only, tenants are to supply their own design.

### **Sign Type A-3.2** **Small Tenant Blade Sign**





**Sign Type J-1**  
Leasing Sign

**Sign Area = 28 SF**

**Description**

One sided digitally-printed sign mounted on plywood or similar material, displayed at or near ground level (could be attached to fence).

The sign shown is an example, final design is to be determined.

## DESCRIPTION OF THE APPLICATION

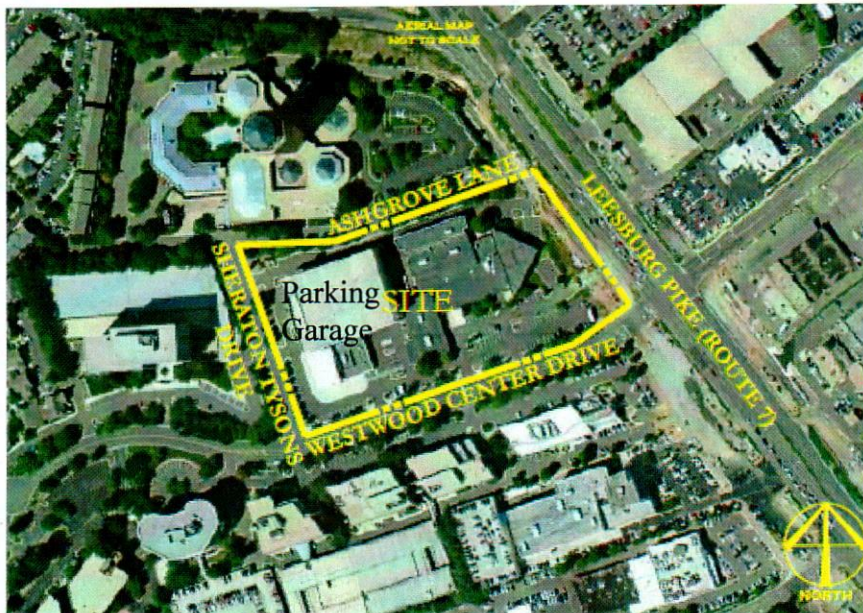
The applicant, Tysons West Residential LLC, requests approval of a special exception to permit a waiver of certain sign regulations in accordance with Section 9-620 of the Zoning Ordinance. The applicant requests to provide 1,452 square feet of building mounted signage, whereas 507 square feet is permitted; an 80 square foot monument sign, whereas 40 square feet is permitted; wayfinding signs as large as 20 square feet, whereas two square feet is allowed. Finally, the applicant requests to have two temporary leasing signs, whereas one is allowed.

A copy of the special exception plat and supplement detailing the requested signs and locations are included at the front of the staff report. The proposed development conditions, applicant's statement of justification and affidavit are contained in Appendices 1 to 3, respectively.

Staff notes that the applicant is separately processing a rezoning application (RZ 2011-HM-032) that proposes significant redevelopment of the application property and if approved the site would be rezoned to the Planned Tysons Corner Urban District (PTC).

## LOCATION AND CHARACTER

The site is bounded by Westwood Center Drive to the south, Ashgrove Lane to the north, Leesburg Pike (Route 7) to the east and Sheraton Tysons Drive to the west. The site was developed with an automobile dealership and retail stores; however, it is currently under development for a six story retail/office building and all the buildings depicted below, with the exception of the parking garage, have been removed.



### Surrounding Uses and Zoning

**North:** Sheraton Premiere Hotel (I-5)

**South:** Offices with first floor Retail (C-7)

**West:** Office (PDC)

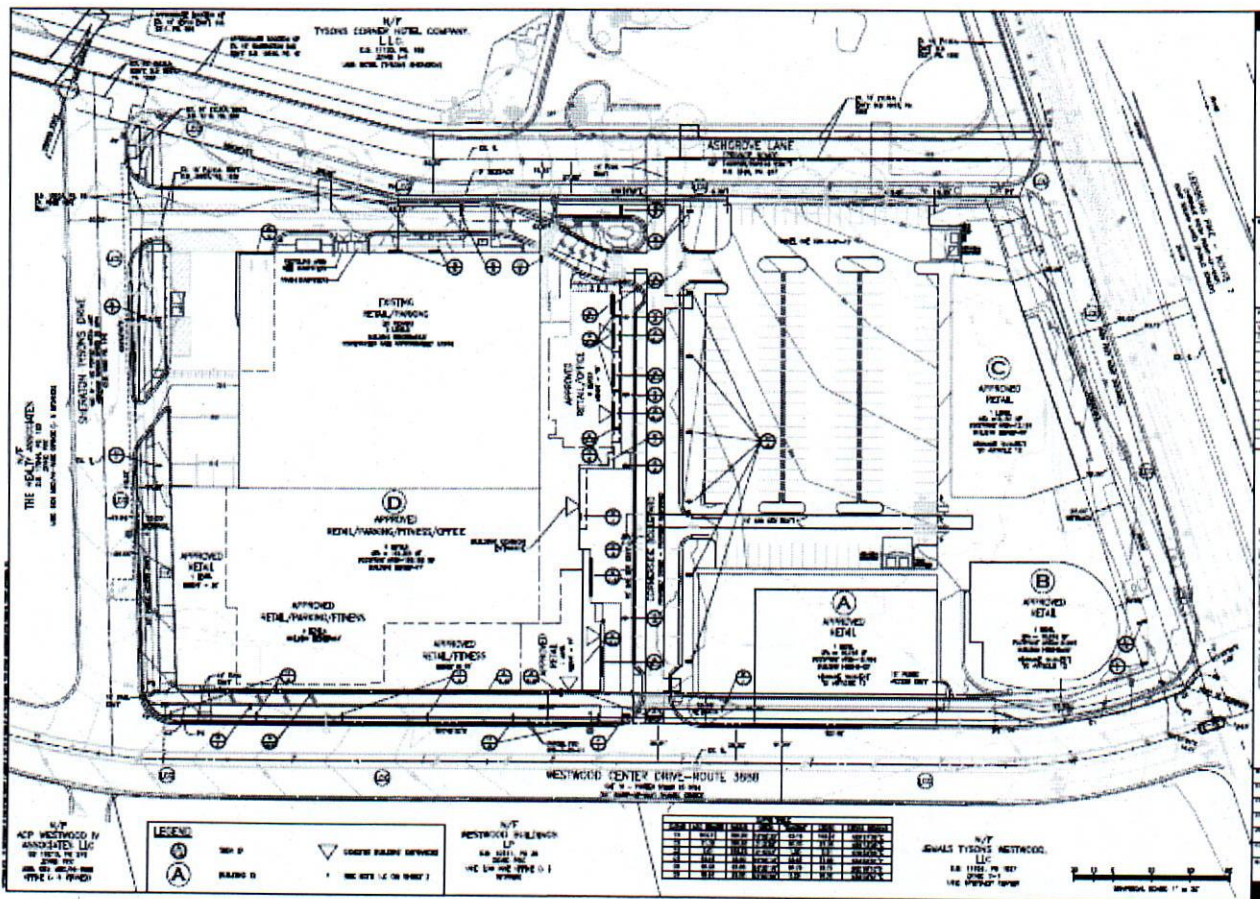
**East:** Warehouse (I-4), Audi – Porsche of Tysons Corner (C-7)



## BACKGROUND

On October 20, 2003, the Board of Supervisors approved SE 2003-HM-010 to permit the expansion of an existing vehicle sales, rental and ancillary service establishment. This approval superseded a special exception (SE 84-C-110) for the addition of vehicle storage spaces and an ancillary storage establishment approved February 4, 1985, and a special permit (S 278-76) for a car dealership approved by the Board of Zoning appeals on December 14, 1976. The uses are no longer present and the special exception and special permit have since expired.

Site Plan #6279-SP-004-2 is approved for the 7 acre site. Sheet 4 of the Special Exception Plat depicts the approved layout and buildings on the site plan. Building A is a 10,764 square foot one story (20 feet tall) retail building. Building B is a 10,664 square foot one story (20 feet tall) retail building. Building C is a 12,151 square foot one story (20 feet tall) retail building. Building D is 181,325 square foot six story (77 foot tall) retail/office building. Building D is under construction and if the proposed rezoning (RZ 2011-HM-032) is approved Building D is the only building that would remain with that proposed development. The proposed retail/office/fitness center uses for Building D are permitted under the existing C-7 Zoning and the requested PTC Zoning District. In the event that the rezoning is not approved the applicant has the right to construct the buildings shown on the site plan.





## COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

The Fairfax County Comprehensive Plan, 2011 Edition; Area II; Tysons Corner Urban Center, as amended through June 22, 2010, Tysons West Planning District, South Sub-district, has a base plan for auto sales and office use with support retail and service uses with a redevelopment option for transit station mixed use. The complete text is in Appendix 4.

## SPECIAL EXCEPTION PLAT (Copy at the front of the staff report)

The Special Exception Plat consists of eight pages titled "Tysons West Promenade" prepared by MV+A Architects as revised through July 23, 2012 and the supplement to the special exception application revised July 19, 2012 consisting of 29 sheets.

Below is a depiction of the proposed 1,452 square feet of building mounted signage for Building D that exceeds Zoning Ordinance limitations. Building mounted signage for the other three buildings shown on the site plan would be subject to Article 12 of the Zoning Ordinance. The application and the staff report detail each of the proposed signs.



View from the corner of Cornerside Boulevard and Westwood Center Drive



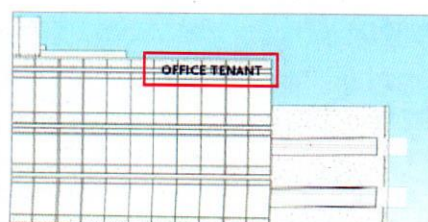
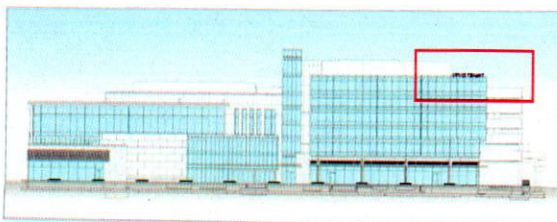
East elevation / view from Route 7 and Cornerside Boulevard



South elevation / view from Westwood Center Drive

## Office Tenant Signage

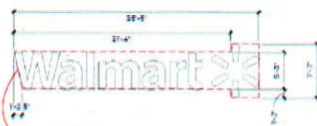
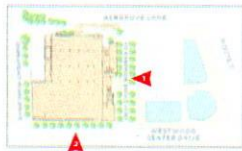
Below is a depiction of the proposed 100 square foot sign (3.5'x28') for an office tenant (Type A-8.1). This sign would be located at the top of the building on the eastern façade.





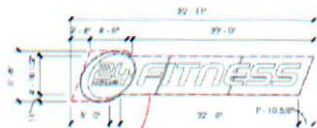
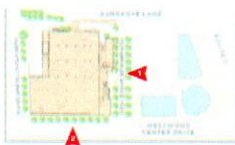
## Commercial/Retail Signage

Wal-Mart is one of the major tenants for the proposed building and proposes two signs at 199 square feet each (Type A-1.2 and A-1.4). The signs are located on the east elevation (facing Route 7) and south elevation (facing Westwood Center Drive) and are 7.6 feet by 35.4 feet each. Below is a depiction of the proposed signs and locations.



Sign Area = 199 SF  
Description:  
Internally illuminated channel letters and logo with acrylic face.

Sign Types A-1.2 and A-1.4  
Anchor Tenant Sign



Sign Area = 199 SF  
Description:  
Internally illuminated channel letters and logo with acrylic face.

Sign Types A-2.1 and A-2.4  
Anchor Tenant Sign



East elevation / view from Route 7 and Cornerside Boulevard



South elevation / view from Westwood Center Drive

Wal-Mart is one of the major tenants for the proposed building and proposes two signs at 199 square feet each (Type A-1.2 and A-1.4). The signs are located on the east and south elevation and are 7.6 feet by 35.4 feet each. To the left is a depiction of the proposed signs and locations.



East elevation / view from Route 7 and Cornerside Boulevard



South elevation / view from Westwood Center Drive

The second major tenant is 24 Hour Fitness, which proposes three signs. This tenant is located on the upper floors and access is gained from the lobby of the building. Two building mounted signs (Type A-2.1 and A-2.4) are proposed at 150 square feet each (6.5'x30.9'); one is located on the east and

one on the south elevation. The third sign proposed is a blade sign (Type A-2.3) that is 65 square feet (14.7'x5') and located on the corner of the building. The blade sign will extend into the yard along Westwood Center Drive by five feet.

The proposed building will have individual small tenants along Cornerside Boulevard (east elevation) and wrapping around to Westwood Center Drive. The signs could include a mixture of building mounted and blade signs. All of the small tenant signs (Types A-3.1 and A-3.2) would be limited to a maximum of 400 square feet. The bottom of the potential blade signs would be a minimum of 9 feet from the sidewalk and 7 square feet in size (2.3'x3'), but individual sign designs and sizes of the building mounted signs have not been determined.

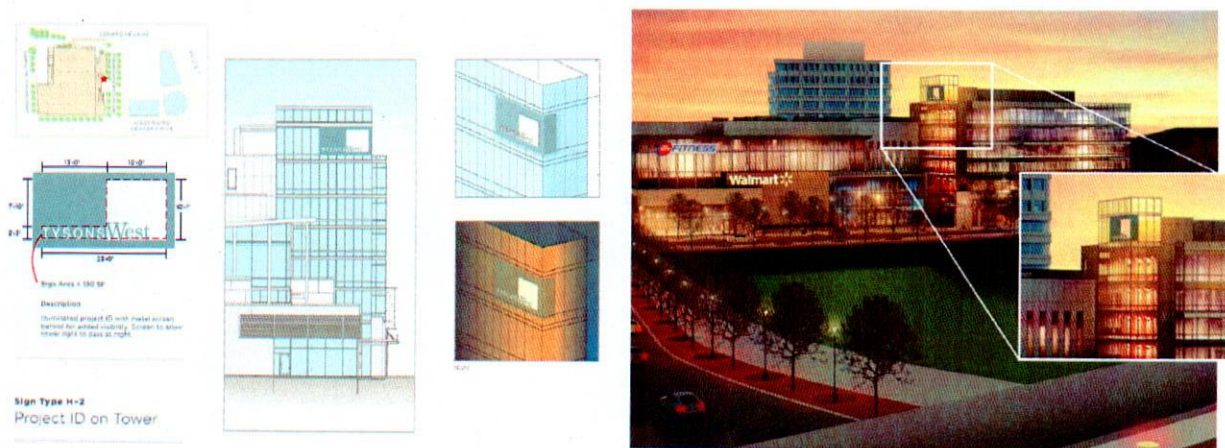


Below is a depiction of the location of the potential tenant signs and an example of a tenant blade sign.

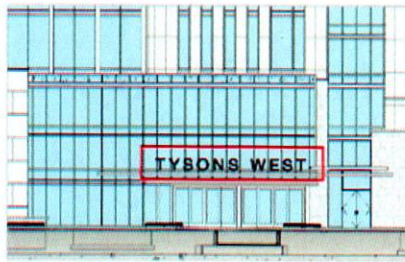


### Project Identification Signage

A 130 square foot (10.1'x23') project identification sign (Type H-2) is proposed on top of the building tower and will face westbound Route 7. Staff notes that the tower is designed to be internally luminated as depicted below. The sign is mounted on a mesh screen to allow the tower light to pass through at night.

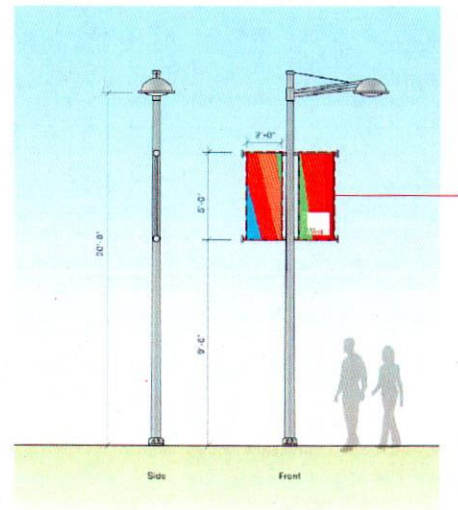
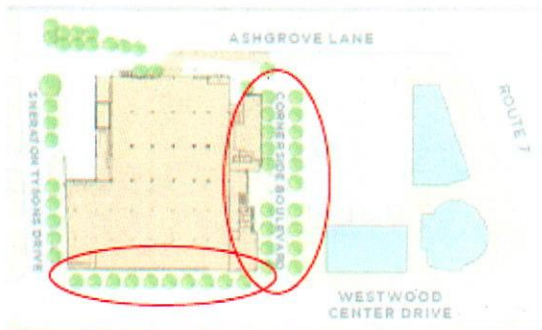






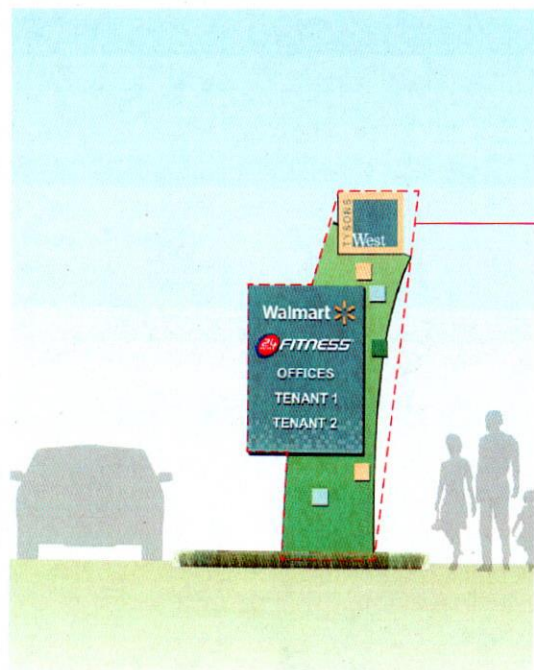
A 27 square foot (1.5'x27') project ID sign (Type H-1) and a nine square foot address sign (1.5'x5.5') is proposed (Type E-1) to be located along the first level of the eastern facade.

The applicant is proposing 17 banner signs (Type H-4) located on Cornerside Boulevard and Westwood Center Drive at 20 square feet each (5'x4'). To the right is a depiction of the proposed signs. The banner signs would be a minimum of 9 feet above the sidewalk and mounted on the lightpoles.



### Freestanding Signage

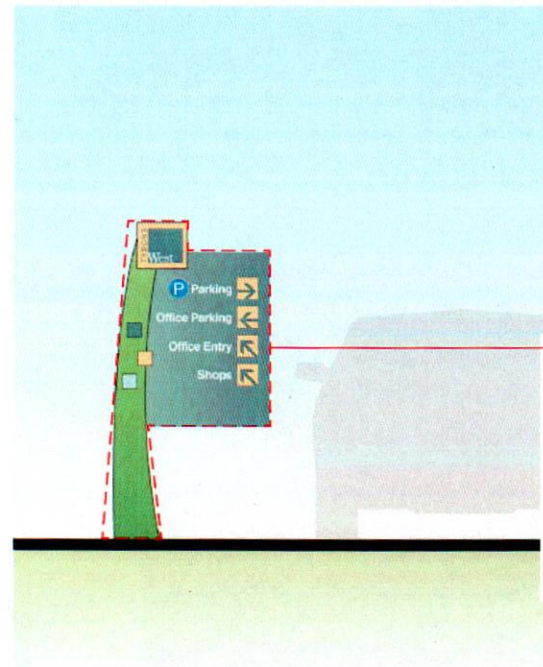
A two sided monument sign (Type H-3) is proposed to be located at the intersection of Westwood Center Drive and Leesburg Pike (Route 7). The proposed sign is 15 feet tall and 80 square feet in size. To the right is a depiction of the proposed sign.



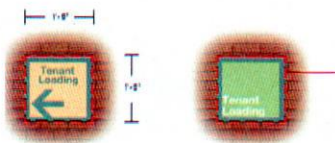


### Directional Signage

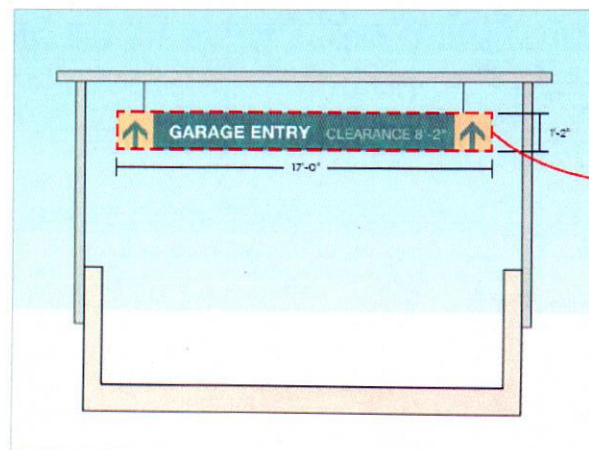
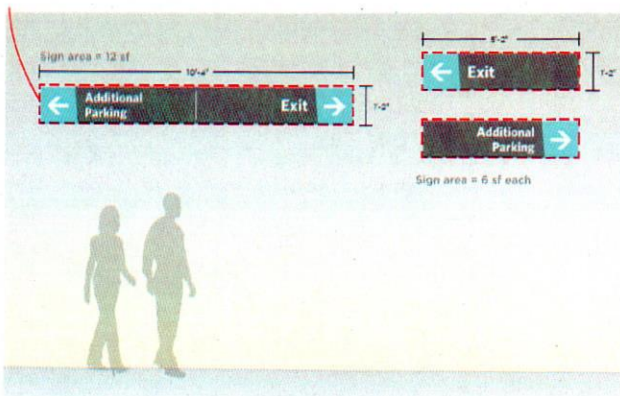
The applicant proposes four vehicular directional signs (Type B-1). Two will be located along Westwood Center Drive, one on Cornerside Boulevard and one on Sheraton Tysons Drive. To the right is a depiction of the proposed 14 square foot sign.



The applicant is also proposing two signs (Type D-1 and D-2) to direct vehicles to the loading docks that are two square feet each. One sign is located on Sheraton Tysons Drive and other is located on Cornerside Boulevard.



Below are directional signage for the parking garage. The larger sign (Type B-5) on the left is 12 square feet and the two smaller signs (Type B-6) are 6 square feet each. The suspended sign (Type B-2) is 20 square feet. These signs are located along the northern façade of the parking garage.



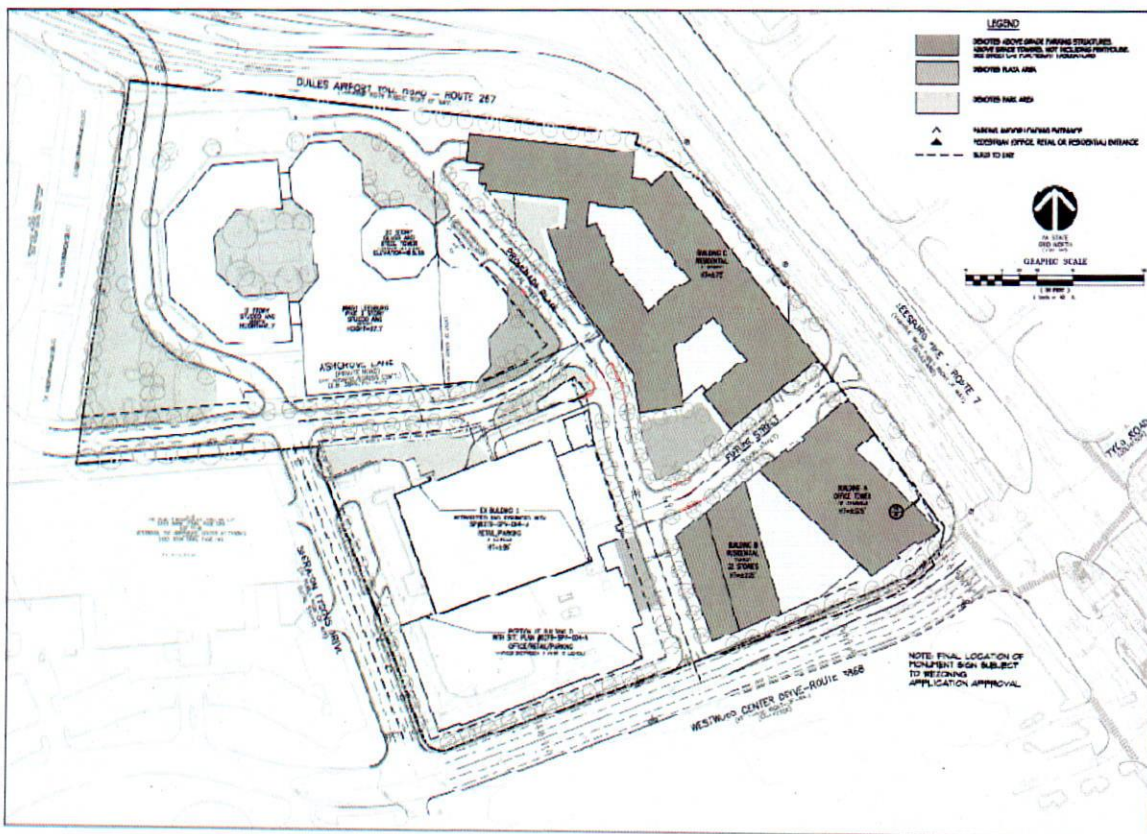


Finally the applicant requests to provide two 28 square foot (4'x7') leasing signs for the property. One will be located at the coner of Route 7 and Westwood Center Drive and the second at the corner fo Westwood Center Drive and Cornerside Boulevard. To the right is a depiction of the proposed sign (Type J-1).



In total the applicant requests 1,452 square feet in building mounted signs, an 80 square foot freestanding monument sign, 441 square feet in wayfinding and banner signs and two 28 square foot temporary leasing signs for a total of 2,029 square feet of signage.

Below is the proposed layout of the buildings if the requested application (RZ 2011-HM-032) is approved to rezone the site and adjacent property to the north to the PTC District. The two buildings at the intersection of Westwood Center Drive and Route 7 are proposed to be 225 feet tall and the building at the northeast side of the property is proposed to be 70 feet tall. The existing Sheraton Premiere Hotel would remain. If approved the applicant intends to submit a comprehensive sign plan application to ensure signage for the rest of the site would be compatible with the proposed signs on this application.





## ANALYSIS

### Land Use Analysis (Appendices 4-6)

The land use analysis is based on staff's review of the application in context with the Comprehensive Plan (Appendix 4) and Tysons Corner Urban Design Guidelines. Below are excerpts from the Urban Design Guidelines. The entire guideline is available at [http://www.fairfaxcounty.gov/tysons/design/download/tysons\\_udg.pdf](http://www.fairfaxcounty.gov/tysons/design/download/tysons_udg.pdf) and excerpts are included as part of Appendix 5. Review from the Office of Community Revitalization is included in Appendix 6.

The request is to provide for an increase in permitted sign area for building mounted, freestanding and wayfinding signs. The Tysons Corner Urban Design Guidelines in Section 5 for "Signage and Wayfinding" on page 5-4 states:

*"When Article 12 was developed, it did not envision the signage needs of a high-density urban environment such as Tysons. To address these needs, it is expected that innovative signage design will emerge in Tysons as the urban form is built. It is recommended that a Comprehensive Sign Plan (CSP) be submitted for all redevelopment applications. It is further recognized that the signage requested pursuant to such CSPs may deviate significantly from that permitted under Article 12."*

This application is not a comprehensive sign plan (CSP) since the site has not yet been rezoned to the PTC (Planned Tysons Corner Urban) District and the CSP process is only available in a planned district. If the rezoning is approved the applicant intends to file a CSP for the site and incorporate the signs approved with this special exception into the Comprehensive Sign Plan application. As part of staff's review we have reviewed the signs under the existing C-7 zoning as well as potential compatibility under the requested PTC zoning and the buildings currently being proposed.

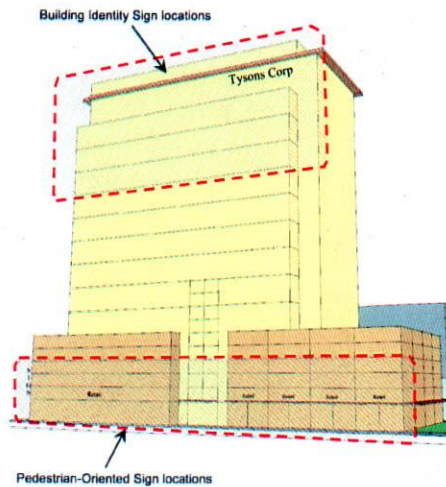
Section 5.1 page 5-6 of the Tysons Corner Urban Design Guidelines states:

*"Building identity signs are generally auto-oriented and intended to be seen from a distance. As such, they are usually located in the top half of the building, closer to the roofline, and are the largest signs in an urban area. Signs should be sized for legibility, but also appropriate to the scale of larger urban buildings. They are intended to identify the name of a building or the name of a major tenant within the building. Building identity signs can also contribute to the identity of the skyline by providing visual interest when they are well-integrated into the building architecture."*

*"Pedestrian-oriented signs include blade signs, awning signage, and sign bands which are generally located within the first two or three stories of a building. These signs are typically for retail, services or other businesses which are accessible to the public from street level. They are not intended to*



*identify individual office tenants. Window signage may also be considered for businesses with storefronts."*



The application includes a combination of building identity and pedestrian signs. In staff's opinion, the proposed signs are in proportionate scale to the building. In staff's opinion, the signage will clearly identify the tenants and will not produce visual clutter. While the proposed signage significantly exceeds the permitted signage area of the zoning district the applicant has provided for intensity in a multi-level building. Staff notes that the calculation for permitted signage for an entire building is based on the linear feet of the front of the building. In Tysons Corner applicants are encouraged to provide taller buildings with smaller footprints and thus a

smaller linear frontage. The bulk of the building in terms of height is not factored into the permitted signage by the Zoning Ordinance. As previously stated, the Tysons Corner Urban Design Guidelines anticipates the need for increased signage with new development that would be proportioned to the building and provide adequate identification of users in multi-story buildings.

Section 5.4 on Page 5-12 of the Tysons Corner Urban Design Guidelines states:

*"As the character of districts and subdistricts emerges, and as parks, museums, entertainment and dining areas are developed, wayfinding signage will help pedestrians and motorists navigate throughout Tysons.*

*Wayfinding elements are most effective when used on a sub-district and district level and indicate routes and events throughout Tysons. A Tysons-wide strategy for wayfinding should be considered, and could act as a branding tool. It is expected that stakeholder groups, such as the Tysons Partnership, will undertake and implement these wayfinding strategies as a collective vision that will complement and connect all of the redevelopment projects in Tysons."*

The guidelines provide design suggestions for wayfinding signs that include providing appropriately scaled elements; clearly conveying information without unnecessary clutter or detail; complement the color and finish of streetscape; and not obstruct pedestrian traffic. The applicant has provided streetlight banners that are encouraged in Tysons Corner. In staff's opinion, the proposed wayfinding signs clearly convey information to motorist and pedestrians and help create a character for the development.



### **Environmental Analysis**

There were no environmental issues identified with this application.

### **ZONING ORDINANCE PROVISIONS (Appendix 7)**

In accordance with Section 12-101 of the Zoning Ordinance the purpose and intent of the sign ordinance is to "regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance. It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public."

#### General Special Exception Standards (Sect. 9-006)

All such uses shall satisfy the following general standards summarized below and provided detail in Appendix 7.

Standards 1 and 2 requires that the proposed use at the specified location shall be in harmony with the adopted comprehensive plan and be in harmony with the general purpose and intent of the applicable zoning district regulations.

The Comprehensive Plan and Tysons Corner Urban Design Guidelines recognize the need for signage in excess of the Zoning Ordinance. The proposed buildings are permitted by the existing commercial zoning and approved by site plan. The purpose and intent of the C-7 District is to provide a full range of retail commercial uses to serve a regional market. In staff's opinion, the approved buildings and signage are in harmony with the Comprehensive Plan and purpose and intent of the Zoning District.

Staff notes that rezoning application RZ 2011-HM-032 is pending to allow for a Planned District in accordance with the redevelopment option of the Comprehensive Plan. That application proposes a new 380,000 square foot residential building (6 floors), 370,000 square foot office building (19 floors) and 330,000 square foot residential building (22 floors) in addition to the existing 388,000 square foot Sheraton Premiere Hotel and 182,181 square foot Wal-Mart/24 Hour Fitness building on 18 acres, which includes the application property and the property to the north (Tax Map 29-1 ((1)) 10D).

Standard 3 requires that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan.



The buildings shown on the plans have been approved and are permitted in the existing zoning district. The application is for additional signage on one building and increase in wayfinding and freestanding signs. In staff's opinion, the proposed signs will not adversely affect the use or development of neighboring properties.

Standard 4 requires that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed freestanding signs will be required to be located so they will have no negative impact on sight distance or adversely impact traffic in the neighborhood.

Standards 5, 6 and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use be provided in accordance with the Zoning Ordinance.

The proposed buildings have been site plan approved and meet the requirements for landscaping, parking, loading, drainage and other facilities required to serve the development.

Standard 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

The applicant is requesting a modification of the signage requirement as permitted by Section 9-620 of the Zoning Ordinance.

#### Waiver of Certain Sign Regulations (Sect. 9-620)

The purpose of this special exception is to provide some relief where appropriate for those signs in the Commercial and Industrial districts which, because of certain unusual circumstances as specified below do not provide identification as intended by the sign regulations. The Board may approve a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Section 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Section 12-104.

The applicant is not proposing signs that would not otherwise be permitted. They are proposing additional signage for the building, larger wayfinding and monument sign and an additional temporary leasing sign.

2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or



orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.

The building that proposes the additional building mounted signs is unique since it is predominately a retail building, including two major retail tenants, but is six levels. The Zoning Ordinance calculates signage based on the frontage of the building and does not take into account multiple levels. The Comprehensive Plan and design guidelines for Tysons Corner encourage multi-story buildings and signage in excess of Article 12.

3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.

As previously stated the Comprehensive Plan and Tysons Corner Urban Design Guidelines encourage additional signage. In staff's opinion, the applicant has provided for signage that meets the intent of that guidance.

4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

The adjacent properties to the south and west are offices and the Sheraton Premiere Hotel is to the north that is a part of the separate rezoning application. In staff's opinion, the increase in sign area will not have a deleterious effect on the existing or planned development of adjacent properties.

#### Sign Control Overlay District

In accordance with Section 7-501 of the Zoning Ordinance the purpose and intent of the Sign Control Overlay District is to restrict freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12. Within the Sign Control Overlay District the Zoning Ordinance restricts freestanding monument signs to 40 square feet; whereas, 80 square feet would be allowed. The applicant has requested a single 80 foot monument sign for the entire project that consists of four retail buildings on over 7 acres and may consist of a hotel, retail, two residential, and office building on 18 acres if the rezoning is approved. In staff's opinion, an 80 square foot freestanding monument sign to identify this development is appropriate.



## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the applicant has a unique situation of proposing a multi-level retail building in a Commercial District, while working on rezoning the site to the Planned Tysons Corner District. In staff's opinion, the applicant meets the General Special Exception Standards and additional standards for a Waiver of Certain Sign Regulations. In staff's opinion, the applicant has provided a package of signs that complements the building and streetscape and will be harmonious with adjacent development.

### **Recommendation**

Staff recommends approval of SE 2012-HM-006, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this comprehensive sign plan amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. Relevant Comprehensive Plan Text
5. Relevant Tysons Corner Urban Design Guidelines
6. Office of Community Revitalization Review
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

**Proposed Development Conditions**

**SE 2012-HM-006**

**September 6, 2012**

If it is the intent of the Board of Supervisors to approve SE 2012-HM-006 for a waiver of certain sign regulations located at Tax Map 29-3 ((1)) 1B; 29-3 ((20)) C1 pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the Special Exception Plat titled "Tysons West Promenade" prepared by MV+A Architects consisting of eight pages as revised through July 23, 2012 and the supplement to the special exception application dated July 19, 2012, consisting of 29 sheets. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception plat, supplement and conditions shall be made available to all departments of the County of Fairfax during normal business hours.
5. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes tenant name, address, sign type, sign height, sign area and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
6. This approval shall not preclude the installation of additional signs on future buildings A, B or C that comply with the provisions of Article 12 of the Zoning Ordinance.
7. Lighting associated with all signs shall conform to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.
8. All free standing signs shall be located to avoid obstructing the sight distance for drivers entering or exiting travel intersections, aisles or driveways.



9. The overall dimensions and design of the signage, including the number, size and orientation of the signs and materials shall be generally consistent with the monument sign elevation detail shown on the SE Plat and supplemental. (Specific logos, lettering styles and/or colors of the tenant panels and project banners may be modified without a Special Exception Amendment, provided the proposed changes remain consistent with the character of the sign depicted on the SE plat and supplemental.)
10. The monument sign (Type H-3) shall not include a LED screen, changeable type or screen.
11. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 that do not require permits. No signs permits shall be issued for the site if there are existing signs in violation with the Zoning Ordinance or the Special Exception conditions.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Special Exception. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and sign plan shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by issuance of a sign permit in accordance with this special exception. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



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jpuvak@arl.thelandlawyers.com

**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

March 19, 2012

APPENDIX 2

**RECEIVED**  
Department of Planning & Zoning

**MAR 19 2012**

**Zoning Evaluation Division**

**Via Hand Delivery**

Barbara C. Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Application for Special Exception to Permit Waiver of Sign Regulations  
Tysons West Residential, L.L.C. (the "Applicant")

Dear Ms. Berlin:

On behalf of the Applicant, Tysons West Residential, L.L.C., please accept the following as a statement of justification for a Special Exception application for a waiver of certain sign regulations pursuant to Article 9 of the Fairfax County Zoning Ordinance (the "Ordinance") for the Property. Specifically, the Applicant requests a waiver to allow: additional building mounted sign area, extension of signage into the minimum yard setback, additional temporary leasing signs, increased sign area for a monument sign, additional wayfinding sign area and two building mounted signs each to exceed 200 square feet.

**I. Background and Description of Uses**

The Applicant is the owner of approximately 7.06 acres located in the Hunter Mill Magisterial District, that are identified among the Fairfax County tax map records as 29-3 ((1)) 1B and 29-3 ((20)) C1 (the "Property") and known as the former Moore Cadillac/Hummer dealership site. The Property is currently zoned to the Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts. The land area of this application is a portion of the pending rezoning and Conceptual Development Plan (CDP) application (RZ/CDP 2011-HM-032) to rezone to the Planned Tysons Corner Urban Center, HC and SC Districts.

The Property is bounded by Westwood Center Drive on the south, Sheraton Tysons Drive on the west, Ashgrove Lane on the north and Leesburg Pike (Route 7) on the east. This block has site plan approval for an 181,325 square foot structure that is currently under construction with a planned opening in Fall 2013. The approved building retrofits the ground level of an existing six story above grade parking structure to accommodate construction of a new retail and office building. Approved retail uses total 156,373 square feet and include an urban format Walmart (including full-service grocery), 24 Hour Fitness Club and other small retail shops. An office component of 28,768 square feet is located along Cornerside Boulevard and is integrated with the retail uses and parking structure through a large common lobby. The approved building



is 6 stories and 75 feet in height. Parking access is provided from both Cornerside Boulevard and Sheraton Tysons Drive. Loading will be provided from Sheraton Tysons Drive. In addition to the building described above, three other retail buildings are site plan approved on the land area closer to Leesburg Pike.

The Special Exception request focuses only on the building that is currently under construction and will include retail, parking, fitness and office uses. The Applicant requests this Special Exception for signage because the building will be ready for occupancy prior to action on the pending rezoning. No specific signage is proposed for the other three retail buildings as it is the intent of the Applicant to develop a mix of office, residential and retail uses on that portion of the Property, should the pending rezoning be granted. As the rezoning and CDP application is currently under review, the Applicant will submit a Comprehensive Sign Plan (CSP) for the entire redevelopment at a later date. If in the event the rezoning is not granted and the three retail buildings are constructed, signage for these buildings would be provided in accordance with Article 12, unless a special exception amendment is sought.

The Applicant has submitted a Special Exception Plat, prepared by William H. Gordon Associates, Inc., which further illustrates the proposed signage requests. The Special Exception Plat consists of six (6) sheets. The following is a description of each sheet:

- Sheet 1 – Cover Sheet. This sheet provides an aerial and vicinity map of the Property.
- Sheet 2 – Notes and Tabulations. This sheet provides general notes and references to the approved site plan. Also, correspondence regarding trail waiver, yard requirements and Special Exception submission requirements is included.
- Sheet 3 – Signage Tabulations. This sheet provides three tables for reference to the proposed signage. The sizes of all requested signage are provided. Also, corresponding references to the Special Exception Plat are included.
- Sheet 4 – Special Exception Plat. This sheet details the location and layout of each proposed sign.
- Sheet 5 – Signage Details. This sheet shows the building elevations and signage prepared by the architect. Each elevation and the color and style of all signage is included.
- Sheet 6 – Rezoning Plan. This sheet depicts the overall concept plan for the Tysons West project and is included for informational purposes only.

## **II. Requested Relief**

Proposed Signage. The Applicant proposes the following modifications to Article 12 of the Ordinance:

- Signs for Anchor #1 (Walmart), as shown on Sheet 4, are requested to be located on the east elevation of the building facing Cornerside Boulevard and on the south elevation of the building facing Westwood Center Drive. Each of these signs are 215 square feet in



size. This exceeds the 200 square feet maximum sign area set forth in Section 12-203 of the Ordinance. The style of the signs are depicted on Sheet 5.

- A "24 Hour Fitness" sign for Anchor #2, as shown on Sheet 4, is requested in the form of a projecting or blade sign that will encroach approximately five (5) feet into the yard requirement of 25 feet, contrary to Section 12-203 of the Ordinance. The orientation of this sign will be on Westwood Center Drive and will be oriented towards pedestrians and motorists as they approach on Westwood. The lower edge of this sign will be in excess of 20 feet above the sidewalk grade.
- A request to increase the maximum sign area for directional and wayfinding signs is sought, as indicated on Sheet 3. Section 12-103 set a maximum sign size of two (2) square feet for directional and wayfinding signage, whereas, signs of 4 to 40 square feet are proposed.
- A request to increase the sign area of a freestanding, monument style sign to be located near the intersection of Leesburg Pike (Route 7) and Westwood Center Drive. The proposed sign area for this freestanding sign is 120 square feet.
- A request to increase the number of temporary leasing signs allowed on the Property to up to four (4) total signs. Section 12-103, paragraph 3.D permits only one sign.
- An increase in the total building mounted signage permitted under Article 12. As depicted on Sheet 3, the total building mounted sign area proposed with this Special Exception application is up to 2320 square feet.

### **III. Site Characteristics and Challenges**

The Applicant seeks the proposed signage outlined above in order to address a number of site specific issues:

- Building orientation with respect to major thoroughfares. The building is a vertically mixed use complex constructed tight to the sidewalk in an urban format. The building is set back one full city block from Leesburg Pike (Route 7) allowing for additional Transit Oriented Development to occur in the future on the land area closest to the future Metro station at Spring Hill Road. As the first urban building in the neighborhood, creative signage solutions are needed to ensure the viability of the vertically stacked retail uses and activation of the streetscape.
- Building design and scale. The building will include retail, office, parking, and health club uses within the same structure. The existing parking structure will be enveloped by the building on two sides. With the exception of the small store retail tenants, all of the building's uses will be accessed by a common pedestrian entrance and vestibule/lobby. Due to the limited primary exposure for Anchors #1 and #2 and the office tenants, additional signage is requested to ensure their visibility, viability and long-term success. In particular, the 24 Hour Fitness club will be located on the third and fourth floors of the building, which justify the need for signage to ensure appropriate branding and wayfinding.
- Rezoning and active mixed use. Westwood Center Drive is important not only to this building, but to the future needs of the entire development. Providing signage on this



street will help activate the streetscape and begin the urbanization of Westwood Center Drive.

#### **IV. Conformance with the Comprehensive Plan**

The Property is located in the Tysons West District of Tysons Corner Urban Center and recommendations for its use and development are guided by the newly approved Plan Amendment for *Transforming Tysons* (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons West - South Subdistrict recommendations. In general, the Plan recommends that the Tysons West District redevelop into a new arts and entertainment area for Tysons. The Base Plan for the Property recommends auto sales and office use with support retail and services uses at intensities ranging between .70 and 1.0 FAR. Under the Redevelopment Option, the Plan recommends the Property be redeveloped in keeping with the Transit Station Mixed Use land use category, which contemplates an office use component of no more than 65% and a residential component on the order of 20% or more.

Signage in the Tysons area is discussed within the Tysons Urban Design Guidelines ("UDG") which augment the Urban Design recommendations included in the Plan. The UDG states that both on-site signage and wayfinding signage will contribute most to the place making in Tysons. Additionally, the UDG notes that Article 12 of the Ordinance "did not envision the signage needs of a high-density urban environment such as Tysons." As a solution to limitations of Article 12 the UDG encourages "innovative signage design" and that requested signage "may deviate significantly from that permitted under Article 12."

The proposed signage addresses the design suggestions of the UDG in the following ways:

- Building mounted signs for the principal retail tenants is incorporated with and complements the architectural style of the building;
- Signs are ideally situated to convey a clear message and oriented to both pedestrians and motorists without presenting a visual obstruction at intersections;
- Building signs have been placed in anticipation of future development of the remaining land area adjacent to Leesburg Pike and will remain visible to both motorists and pedestrians;
- Pedestrian oriented signage has been provided through retail sign bands and wayfinding signage along Westwood Center Drive and Cornerside Boulevard. The use of a retail sign band will insure similar scale and alignment to avoid visual clutter.

The site is being developed with uses permitted by-right under the existing zoning. But it will also be part of a future mixed use, transit oriented development. Considering the recommendations of the UDG and the acknowledged shortcomings of Article 12, the addition of the requested signage will not compromise that conformance.

## **V. Conformance with Zoning Ordinance Standards**

The following information is provided pursuant to Articles 9 and 12 of the Ordinance:

### Section 9-620, Waiver of Certain Sign Regulations

1. The requested signs and increase in sign area are in accordance with the permitted waivers under this section of the Ordinance.
2. As described under Section III of this statement, there are a number of unusual circumstances of the land and structures that impacts the Applicant's ability to provide for a reasonable identification of the uses on the Property. Most significantly, the unique design development which incorporates a variety of retail uses on different levels of the building that would traditionally be located in a one-level type shopping center.
3. As described under Section IV of this statement, the proposed signage is in harmony with the Comprehensive Plan and the recommendations of the Tysons Urban Design Guidelines. Approval of a waiver of sign regulations will not alter the conformance.
4. The proposed signage will not create any deleterious effect on the existing or planned development of adjacent properties as the signage has been designed to orient towards the intended users. A minimal amount of signage is proposed on the elevations that face residential neighborhoods and signage will only be seen by motorists on a portion of Leesburg Pike and Westwood Center Drive.

### Section 9-011, Paragraph 7

A. Type of Operation: The new building is a by right permitted use in the C-7 District. The Special Exception application requests only the waiver of certain sign regulations described in Section II above.

B. Hours of Operation: The major tenants, Walmart and 24 Hour Fitness will operate on a 24-hour, seven days a week basis. The hours of operation for the other retail tenants will vary based on the type of retail.

C. Proposed Number of Patrons: As this Special Exception application is only related to signage the number of anticipated patrons is not applicable.

D. Proposed Number of Employees: As this Special Exception application is only related to signage the number of employees is not applicable.

E. Estimated Traffic Impact: As this Special Exception application is only related to signage the estimated traffic impact is not applicable.

F. Vicinity to be Served: The store will primarily serve residents and workers in and around the Tysons area and Fairfax County.



G. Description of Building Facade and Architecture: Architectural sketches of the proposed building are depicted on Sheet 5 ("Signage Details") of the Special Exception Plat. The facade and architecture will be a major enhancement, largely concealing the existing parking structure.

H. Hazardous and Toxic Substances: To the best of our knowledge, there are no known hazardous or toxic materials on the Property, nor are there any planned with the proposed use. Furthermore, to the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards except for the waivers requested herein.

## **VI. Summary**

The special exception application to permit a waiver of certain sign regulations will allow the future tenants to succeed. In conjunction with the proposed rezoning, the Property will help create the new Tysons envisioned in the Comprehensive Plan.

Thank you for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Jonathan D. Puvak

Enclosures

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 13, 2012  
 (enter date affidavit is notarized)

I, Jonathan D. Puvak, attorney/agent, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one) ☐ applicant  
☒ applicant's authorized agent listed in Par. 1(a) below

115807

in Application No.(s): SE 2012-HM-006  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Tyson's West Residential, L.L.C.	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Applicant/Title Owner of Tax Map 29-3 ((1)) 1B and 29-3 ((20)) C1
Agents:		
Jason ("Jay") W. Klug		
Grant M. Ehat		
Robert J.T. Rosenfeld		
James J. Garibaldi, Jr.		
Robin S. Mosle		
Andrew K. Brown		
Steve Van Dorpe		
Michael B. Majestic		
James L. Iker		

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



## Special Exception Attachment to Par. 1(a)

DATE: August 13, 2012  
(enter date affidavit is notarized)

115807

for Application No. (s): SE 2012-HM-006  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
William H. Gordon Associates, Inc.  Agents: Robert W. Walker Omer Syed J. Scott Peterson James P. Williams	4501 Daly Drive, Brookfield Corporate Center Chantilly, Virginia 22021	Engineers/Agent
Mushinsky Voelzke & Associates, CHTD. t/a MUSHINSKY VOELZKE ASSOCIATES/MV+A  Agents: Jack W. Hollon Anthony M. Dihle	7910 Woodmont Avenue, Suite 1250 Bethesda, MD 20814	Sign Consultant/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Staggs Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

(check if applicable)

☐

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

## SPECIAL EXCEPTION AFFIDAVIT

DATE: August 13, 2012  
(enter date affidavit is notarized)

115807

for Application No. (s): SE 2012-HM-006  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)  
Tysons West Residential, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)

Tysons West Holdings, L.L.C., Sole  
Member

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



**Special Exception Attachment to Par. 1(b)**DATE: August 13, 2012  
(enter date affidavit is notarized)

115807

for Application No. (s): SE 2012-HM-006  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Tysons West Holdings, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)JBG/Company Manager IV, L.L.C.,      The Calais Corporation, Member  
Managing Member (owns less than 10% of  
Tysons West Residential, L.L.C.)  
JBG/Tysons West Member, L.L.C.,  
Member**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)JBG/Tysons West Member, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

JBG/Company Manager III, L.L.C.,	Tysons Gateway Investors 2007, L.L.C.,	1111 Property Associates (2007-3), LLC,
Managing Member (owns less than 10% of	Member (owns less than 10% of Tysons	Member (owns less than 10% of Tysons
Tysons West Residential, L.L.C.)	West Residential, L.L.C.)	West Residential, L.L.C.)
JBG Investment Fund VI, L.L.C., Member		

(check if applicable)      ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

## Special Exception Attachment to Par. 1(b)

DATE: August 13, 2012  
(enter date affidavit is notarized)

115807

for Application No. (s): SE 2012-HM-006  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)The Calais Corporation  
25450 Pleasant Valley Road  
Chantilly, VA 20152**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Moore Family Trust, Estate of Jacques J.  
Moore, Sr. f/b/o Blanche H. Moore, Jacques  
J. Moore III, Charles H. Moore, Blanche H.  
Moore, Blanche A. Milligan, Nathaniel  
(nmi) Risteen, Nicholas (nmi) Risteen**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)JBG Investment Fund VI, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.



**Special Exception Attachment to Par. 1(b)**DATE: August 13, 2012  
(enter date affidavit is notarized)

115807

for Application No. (s): SE 2012-HM-006  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)William H. Gordon Associates, Inc.  
4501 Daly Drive  
Chantilly, Virginia 22021**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)William H. Gordon  
Joseph W. McClellan  
R. Steven Hulsey**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Mushinsky Voelzke & Associates, CHTD. t/a MUSHINSKY VOELZKE ASSOCIATES/MV+A  
7910 Woodmont Avenue, Suite 1250  
Bethesda, MD 20814**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Allen H. Mushinsky  
James F. Voelzke

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

## Special Exception Attachment to Par. 1(b)

DATE: August 13, 2012  
(enter date affidavit is notarized)

115807

for Application No. (s): SE 2012-HM-006  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher,	J. Randall Minchew, M. Catharine Puskar,
Thomas J. Colucci, Peter M. Dolan, Jr.,	John E. Rinaldi, Lynne J. Strobel,
Jay du Von, William A. Fogarty,	Garth M. Wainman, Nan E. Walsh,
John H. Foote, H. Mark Goetzman,	Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,	

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.



## SPECIAL EXCEPTION AFFIDAVIT

DATE: August 13, 2012  
 (enter date affidavit is notarized)

/15807

for Application No. (s): SE 2012-HM-006  
 (enter County-assigned application number(s))

- 1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)  
 None

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\*. All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

## SPECIAL EXCEPTION AFFIDAVIT

DATE: August 13, 2012  
(enter date affidavit is notarized)

/15807

for Application No. (s): SE 2012-HM-006  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.



**SPECIAL EXCEPTION AFFIDAVIT**DATE: August 13, 2012  
(enter date affidavit is notarized)

115807

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

William H. Gordon, a shareholder of William H. Gordon Associates, Inc. (which corporation is shown as an agent of the Applicant) contributed in excess of \$100 on behalf of 4501 Daly L.P. to Supervisor Michael Frey. However, 4501 Daly L.P. is not associated with this application

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

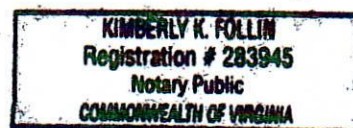
WITNESS the following signature:

(check one)

☐ Applicant☒ Applicant's Authorized AgentJonathan D. Puvak, attorney/agent

(type or print first name, middle initial, last name, and &amp; title of signee)

Subscribed and sworn to before me this 13 day of August, 20 12, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2015
  
Notary Public




**Fairfax County Comprehensive Plan, 2011 Edition; Area II; Tysons Corner Urban Center, as amended through June 22, 2010, Tysons West Planning District, South Sub-district.**

**SOUTH SUBDISTRICT**

The South Subdistrict is comprised of about 104 acres and is bounded by the Dulles Airport Access Road (DAAR) and Toll Road/Route 7 interchange on the north, Route 7 on the east, the North Central 7 Subdistrict on the south and the West Side District on the west.

Base Plan

Auto sales use is the predominant land use along Route 7; the frontage properties also include two high-rise hotels and several office buildings. This area is planned for and developed with auto sales and office use with support retail and service uses at existing intensities ranging between 0.7 FAR and 1.0 FAR.

Office use is the predominant land use on Westwood Center Drive and Spring Hill Road; this area away from Route 7 also includes several auto sales uses as well as two low-rise hotels. This area is planned for and developed with these existing uses. The hotels and office uses have existing intensities between 0.5 FAR and 0.7 FAR.

Redevelopment Option

This subdistrict is envisioned for substantial redevelopment to create a mixed use TOD with significant office, residential and retail components, as well as arts and entertainment uses. Retail should include such uses as restaurants and cafes, art galleries, small theaters, specialty and general retail that can help form the foundation for an arts and entertainment center. Residential development is an important component of this subdistrict; live/work and loft housing, if provided, should be integrated with or be in close proximity to arts and entertainment uses. A series of urban parks should be provided and be linked by the street grid; this green network will provide places for people of all ages to walk and enjoy parks and open space.

To achieve this vision, development proposals should address the Areawide Recommendations, and provide for the following.

- The vision for this subdistrict is to redevelop with significantly higher intensity near the Metro station as well as to become more diverse in land uses and incorporate an arts and entertainment focus. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.
- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, should include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.



- o In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.
- o When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.
- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. The major vehicular circulation and access improvements in this subdistrict are the extension of Boone Boulevard and planned new ramps from the Dulles Airport Access Road connecting to Boone Boulevard.
- Redevelopment along planned street alignments should provide right-of-way, construct portions of the street integral to the development, and further the implementation of streets serving the development. Other streets should create urban blocks, and pedestrian and bike circulation improvements should be provided, including multi-use trails along the adjacent stream valley park land. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.
- Urban design amenities, such as streetscapes, plazas, courtyards, landscaping, public art, lighting and seating should be provided consistent with the Areawide Urban Design Recommendations.
- The green network planned for this subdistrict illustrates how the existing Dominion Power easement could be used as a pedestrian and open space amenity that links the Old Courthouse Spring Branch Stream Valley Park to the Tysons West Metro station, as well as to several urban parks; alternatives that provide open spaces linking this subdistrict to the area's Metro station in a similar manner should be considered.
- This area should also include one planned civic plaza (urban park), at least one acre in size and located within 1/4 mile of the Metro station. This plaza should be large enough for open-air activities such as farmers' markets and musical performances by small groups for residents and workers in this area. A common green urban park of at least one acre should also be located in the subdistrict to provide active and passive recreation and leisure opportunities for residents and workers.
- For active recreation, about four to six acres of new park land to support two athletic fields should be established in the area between existing park land and the Boone Boulevard extension. The land for these athletic fields may also be located in part in the abutting Tysons Central 7 District. Publicly accessible open space and recreational facilities should be provided consistent with the guidance in the Areawide Environmental Stewardship Recommendations.
- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Areawide Land Use Recommendations

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.
- In addition, a second electrical power substation will need to be constructed near the Dominion Power easement which contains a high voltage line. This improvement will need to be located either in the Tysons West District or in the abutting Tysons Central 7 District. From the second substation to the existing substation on Tyco Road, the high voltage line should be placed underground, in order to ensure a pedestrian friendly environment. However, if undergrounding proves infeasible, redevelopment should relocate the line or accommodate it in place.
- Under this option, building heights may range from 105 feet to 400 feet, depending upon location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station where building height is planned up to 400 feet. Building heights (generally between one-eighth and one-quarter mile from the Metro station) should be between 150 and 225 feet. Beyond one-quarter mile, buildings should have lower heights, with areas along Route 7 to the south at 175 feet and areas at the western edge of the subdistrict having heights up to 105 feet. The exception is the Tysons Sheraton Hotel, which is a gateway landmark at 215 feet in height; property abutting to the east and south should not have buildings exceeding 150 feet in order to maintain this building as an existing gateway to Tysons Corner. Building heights should be consistent with the guidelines in the Areawide Urban Design Recommendations.
- Exposed parking structures adjacent to the Dulles Toll Road should not be visible to the residential neighborhoods north of the Toll Road.



## 5. SIGNAGE AND WAYFINDING

Signage is an important element that will contribute to the character of Tysons. The two predominant signage types that will most contribute to place making in Tysons are on-site signage (signs used to identify a place of business or a residential building); and wayfinding elements which are placed in the public realm and provide directional assistance or location information to pedestrians and motorists.

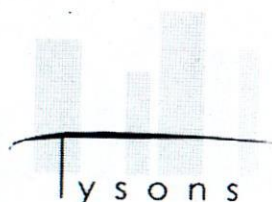
The quantity and quality of all signage should be considered in a comprehensive manner within a development but should also be complementary between neighborhoods and in most cases, the subdistrict, district, or Tysons as a whole.

Article 12 of the Zoning Ordinance provides guidance regarding the permitted types, size and location of signs. All signs require permits which are reviewed and approved by the Zoning Inspection Branch of the Department of Planning and Zoning. Depending on the size and illumination of the sign, building and/or electrical permits may also be required. When Article 12 was developed, it did not envision the signage needs of a high-density urban environment such as Tysons. To address these needs, it is expected that innovative signage design will emerge in Tysons as the urban form is built. It is recommended that a Comprehensive Sign Plan (CSP) be submitted for all redevelopment applications. It is further recognized that the signage requested pursuant to such CSPs may deviate significantly from that permitted under Article 12.

All signage should be well-organized, neat, well-maintained, concise and legible. Signage should fit with the architectural style of the building, using complementary materials and colors, and ideally be incorporated into the architectural elements of the structure.

### Design Suggestions:

- ◆ Use permanent, weather proof, well-designed signs.
- ◆ Limit the number of signs to convey a clear message and avoid visual clutter.
- ◆ Clearly state the business name or other information displayed on the sign.
- ◆ Scale typeface, characters and graphics of storefront signage to pedestrians and/or motorists, as applicable.
- ◆ The scale and materials used for signs should be appropriate to the neighborhood. For instance, monolithic digital or other illuminated signs may be considered on a case by case basis in areas close to the metro and adjacent to high concentrations of arts and entertainment uses. Similarly, small-scale blade signs or awning signage would be more appropriate for a mixed-use residential neighborhood.
- ◆ Signage must not present a visual obstruction to sight distances at intersections and vehicular entrances.
- ◆ See Chapter 7 for suggestions regarding signage in interim conditions.





## 5.1 Signage and Wayfinding Elements

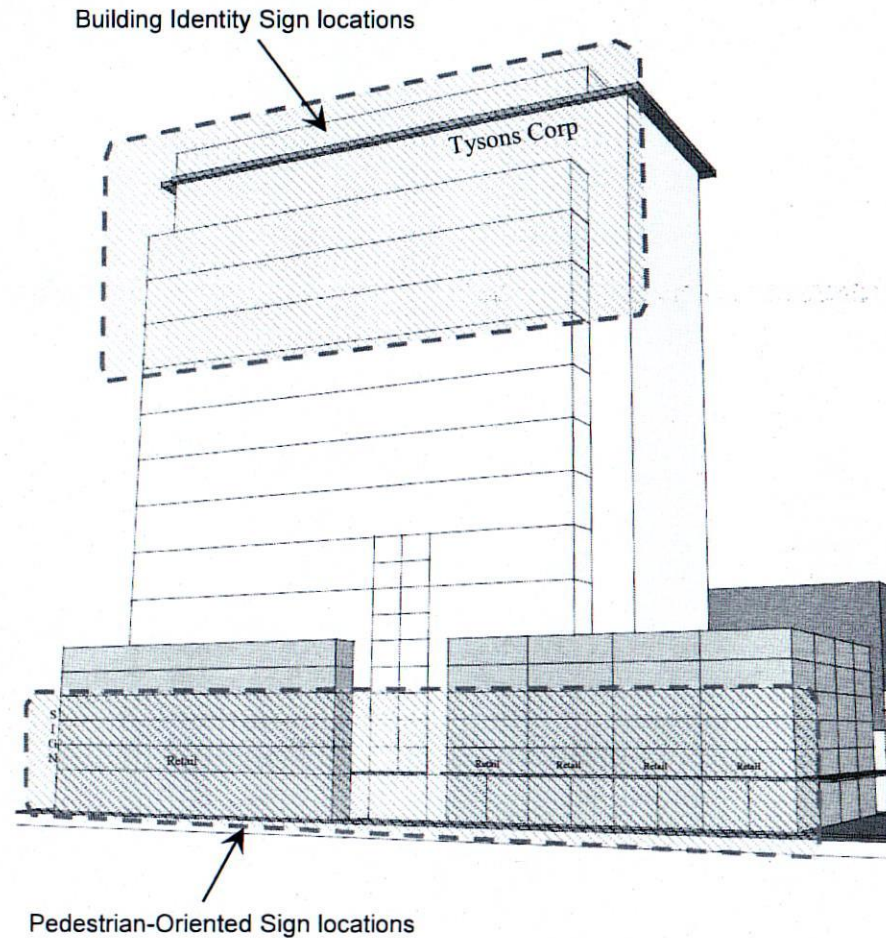
### Building Identity Signs

Building identity signs are generally auto-oriented and intended to be seen from a distance. As such, they are usually located in the top half of the building, closer to the roofline, and are the largest signs in an urban area. Signs should be sized for legibility, but also appropriate to the scale of larger urban buildings. They are intended to identify the name of a building or the name of a major tenant within the building. Building identity signs can also contribute to the identity of the skyline by providing visual interest when they are well-integrated into the building architecture.

### Pedestrian-oriented Signs

Pedestrian-oriented signs include blade signs, awning signage, and sign bands which are generally located within the first two or three stories of a building. These signs are typically for retail, services or other businesses which are accessible to the public from street level. They are not intended to identify individual office tenants. Window signage may also be be considered for businesses with storefronts.

Additional signage may be considered on parking garages and other non-habitable portions of a building if it is well-integrated into the building architecture and does not create visual clutter.





### Design Suggestions:

- ◆ Building identity signs recognize a corporate identity, a major tenant, or the name of the building. Signs can be comprised of text or logos.
- ◆ Building identity signs should be sized proportionally to the height of the building and the size of the building façade. In general, building identity signs should not be taller than one story in height, although some variation for stand-alone logos may be considered.
- ◆ Building identity signs should be located in the top half of a building, close to the roofline, and should be limited to one per major building façade. Additional building identity signs may be considered near the building base when the size is more appropriate to the pedestrian scale and does not produce visual clutter.
- ◆ Building identity signs should be integrated into the building architecture, taking into consideration the pattern of fenestration and building materials.
- ◆ Consider building identity signs that are projected and only visible at night.
- ◆ For extremely tall buildings, signage may not be readily visible; unique building architecture should be considered as a branding technique in lieu of large signage.



**Opposite:** General placement of sign types in urban development

**Top:** Capital One Headquarters, Image: [www.dcmud.blogspot.com](http://www.dcmud.blogspot.com)

**Bottom:** Continental Headquarters, Image: Wikipedia

### 5.3 Pedestrian-Oriented Signs

#### Design Suggestions:

##### Sign Bands

- ◆ A majority of pedestrian-oriented signs will be building-mounted signs for ground floor retail, services, and other commercial uses which face the street.
- ◆ Generally, building-mounted signs should be located within a "sign band" located above the storefront and below the façade above, to provide some continuity in placement (A).
- ◆ When several businesses are located in one building, individual signs should share some similar design characteristics, including scale, alignment, and placement to avoid visual clutter. Variation reflective of the nature of the individual businesses may be considered.
- ◆ In general, sign bands should be around 3 feet tall. Signage for individual businesses should be limited to the width of the associated storefront on the building façade.
- ◆ Awning, or canopy signage, in lieu of building-mounted signage may be considered (B).

##### Pedestrian Blade Signs

- ◆ Pedestrian blade signs projecting from buildings should be mounted a minimum of 8 feet above the sidewalk. Signs should project no more than 4 feet from the building façade (C).
- ◆ Pedestrian blade signs should be limited to one per business.

##### Vertical Building Signs

- ◆ Vertical building signs can be flush with, or project from, a building façade, and should be mounted above the first floor. Generally, signs should project no more than 3 feet from the building façade (D).
- ◆ Vertical building signs should be limited to one per business.

##### Monument Signs

- ◆ Monument signs, which are low and ground-mounted, are discouraged in an urban environment. If monument signs are proposed, they should not be located in the streetscape, but they may be located in the building zone or within plazas or open spaces which form entry features to the building.
- ◆ Monument signs may be integrated into seat walls or planter walls (E).



### 5.3 Pedestrian-Oriented Signs

#### Design Suggestions (cont.):

##### Storefront (Window) Signs

- ♦ Permanent or temporary window signs may be considered for a portion of the glazed area of the storefront. Signage should not unreasonably obstruct views from the street into storefront spaces (F).

##### Building-mounted Cabinet Signs and Display Windows

- ♦ Building-mounted cabinet signs and display windows may be considered in areas where functional storefronts are not possible or where blank walls exist.
- ♦ Building-mounted cabinet signs should not advertise specific products, but may display seasonal decorations, event information, and general branding.
- ♦ Stand-alone cabinet signs are strongly discouraged within the streetscape as they can disrupt pedestrian movement.
- ♦ In general, building-mounted cabinet signs and display windows should be sized proportionally to the scale of the storefront, and should be located within the first floor of a building (G).

##### Other Signs

- ♦ Provide clear, unobstructed address signs for public safety purposes.



F



G



## 5.4 Wayfinding Elements

As the character of districts and subdistricts emerges, and as parks, museums, entertainment and dining areas are developed, wayfinding signage will help pedestrians and motorists navigate throughout Tysons.

Wayfinding elements are most effective when used on a sub-district and district level and indicate routes and events throughout Tysons. A Tysons-wide strategy for wayfinding should be considered, and could act as a branding tool. It is expected that stakeholder groups, such as the Tysons Partnership, will undertake and implement these wayfinding strategies as a collective vision that will complement and connect all of the redevelopment projects in Tysons.



### Design Suggestions:

- ◆ Signs should include appropriately scaled elements that assist both motorists and pedestrians.
- ◆ Wayfinding signage should clearly convey information for both motorists and pedestrians without unnecessary clutter or detail.
- ◆ All signage structural components should complement the color and finish of streetscape furnishings in Section 3.4.
- ◆ Careful consideration should be paid to the placement of wayfinding signs in high-volume pedestrian areas. Signs should not obstruct pedestrian traffic in any way. Wayfinding signs should not be placed in the sidewalk zone.
- ◆ Streetlight-mounted banners that advertise public events, seasonal attractions or other attractions are encouraged.
- ◆ Conflicts with pedestrian flow should be minimized by consolidating different signs on one structure.
- ◆ Wayfinding programs should coordinate with online and interactive websites to provide up-to-date information on travel, events and other relevant information.
- ◆ Create wayfinding systems that can be utilized by a wide variety of users, including the visually and hearing impaired, and that comply with accessibility requirements.





## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** August 2, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division,  
Department of Planning & Zoning

**FROM:** *Barbara Berlin*  
Barbara A. Byron, Director  
Office of Community Revitalization

**SUBJECT:** OCR Comments  
SE 2012-HM-006 Tysons West Promenade Signage

The Office of Community Revitalization (OCR) has reviewed the above referenced special exception application marked as "Received" by the Planning and Zoning Department on July 24, 2012. The following analysis and recommendations are offered for consideration regarding this application.

**Building Mounted Signage****General Comments**

It is appreciated that the applicant provided a clear and detailed set of drawings as a supplement to the SE Application. Overall, the proposed signage is the appropriate scale and character for what is desired in Tysons. As suggested in the Tysons Urban Design guidelines, the proposed signs are well integrated into the architectural design and are proportional to the building façade.

**Detailed Comments:****Tenant Signs:**

1. The interior wall mounted Walmart sign, previously part of the proposal, was deleted; this interior sign was duplicative and created an unbalanced amount of signage on the east elevation. Sheet 3 still shows a perspective drawing of the lobby interior. This drawing and the associated label on the plan map should be deleted from the plan, as it is no longer part of the proposal.
2. It is appreciated that the applicant provided a general description and parameters for the A-3.1 tenant signage. The proposal is appropriate for this type of building type and street front retail. It also allows future tenants the freedom to integrate their branding while remaining in a general set of proportional standards.



Office of Community Revitalization  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22035  
703-324-9300, TTY 711  
www.fcrcv.org

3. The small blade signs (see sheet A-3.2, supplement sheet 28) that are perpendicular to the building façade for these at-grade retail shops are appropriate in number and size for the proposed development. They will help pedestrians that are approaching from the north or south identify the retailers.

### **Wayfinding signs:**

#### **General Comments**

The wayfinding strategy for this application is primarily auto-oriented. While it is understood that the current conditions in Tysons favor auto access to businesses, the future for Tysons and the proposed development on this site, should give preference to pedestrians. The loading signs and the suspended directional signs are well proportioned and appropriate for this building.

#### **Detailed Comments:**

##### **Monument Sign H-3:**

1. The LED Project Identity Block should be further defined. How often this image can change is governed by the Zoning Ordinance regulations; it should not include the names of products or individual retailers. Dimensions for this portion of the sign should be provided.
2. Sight lines for Westwood Center Drive and Route 7 should be provided so that staff can verify that the sign does not impact driver visibility.

##### **Vehicular Directional B-1:**

The height and size of this sign design is appropriate for vehicular wayfinding. The number of signs shown is suitable for this scale of development. As these signs will be part of the streetscape, final placement should be coordinated with OCR at the time of sign permit review.

### **Project Banners:**

#### **General Comments**

The proposed project banners (sign type H-4) will be installed on light poles. They will be decorative and promote the Tysons West project. The use of project branding on the poles will help vehicles and pedestrians navigate to and around the site. The design of the banner art should be consistent with the other proposed signage in terms of colors (blues, greens, yellows) and other elements (tiles.) A development condition could be included to ensure that the proposed project banners incorporate these elements.

CC: William Mayland, DPZ/PD  
Suzianne Zottl, Revitalization Program Manager, OCR  
OCR File



**9-006            General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1.     The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2.     The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3.     The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4.     The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5.     In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6.     Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7.     Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8.     Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

## **9-620      Waiver of Certain Sign Regulations**

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1.      Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
2.      Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3.      It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
4.      A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.



**PART 1    12-100    GENERAL PROVISIONS**

**12-101    Purpose and Intent**

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance.

Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.

It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

**12-204    Commercial and Industrial Uses in Sign Control Overlay Districts**

The following regulations shall supplement the provisions set forth in Sections 203 and 207, and shall apply to all uses located on commercially and industrially zoned land within those areas designated on the Official Zoning Map as a Sign Control Overlay District, which district is established by the provisions of Part 5 of Article 7.

1. Building-mounted signs shall be limited to the sign area as specified in Sections 203 and 207.
2. An individual enterprise with frontage on a primary highway or major thoroughfare which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of forty (40) square feet.
3. Shopping centers shall be permitted freestanding signs in accordance with the provisions of Par. 10 of Sect. 203 above. Such signs shall be limited to a maximum sign area of forty (40) square feet.
4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.
5. Industrial parks shall be permitted freestanding signs in accordance with the provisions of Par. 12 of Sect. 207 below.
6. Hospitals shall be permitted signs in accordance with the provisions of Par. 14 of Sect. 203 above.

**PART 5     7-500   SIGN CONTROL OVERLAY DISTRICT**

**7-501       Purpose and Intent**

Sign Control Overlay Districts are established in furtherance of Sect. 12-101 by restricting freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

**PART 6     7-600   HIGHWAY CORRIDOR OVERLAY DISTRICT**

**7-601       Purpose and Intent**

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District.....



## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.



**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code; includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		